



City of Bloomington Common Council

Legislative Packet

Containing legislative materials related to:

Wednesday, 16 April 2025

Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
Wednesday | 6:30 PM
16 April 2025

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/86764245226?pwd=8wK8yfbKAdh6AlJZ3VKYcv7JxXlyye.1>

1. ROLL CALL

2. AGENDA SUMMATION

3. APPROVAL OF MINUTES

Memo from Clerk Bolden
January 8, 2025 – Organizational Meeting
January 15, 2025 – Deliberative Session
February 12, 2025 – Deliberative Session
April 3, 2025 – State of the City
April 9, 2025 – Deliberative Session

4. REPORTS *(A maximum of twenty minutes is set aside for each part of this section).*

- A. Councilmembers
- B. The Mayor and City Offices
 - a. Commission on the Status of Black Males
 - b. Commission on the Status of Children & Youth
- C. Council Committees
- D. Public*

5. APPOINTMENTS TO BOARDS AND COMMISSIONS

Memo from Clerk Bolden

6. LEGISLATION FOR FIRST READINGS

- A. Ordinance 2025-16 – To Vacate Public Parcel Re: A 20-Foot Wide Alley Segment Located in the Southern Half of the Alley Between West 10th Street and West Maker Way (The Mill, Petitioner; City of Bloomington Redevelopment Commission, Owner)
- B. Ordinance 2025-17 – An Ordinance to Amend Ordinance 2024-19 That Fixed the Salaries of Officers and Employees of the Police and Fire Departments for the City of Bloomington, Monroe County, Indiana for the Year 2025

(over)

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: April 11, 2025

- C. Ordinance 2025-18 – An Ordinance to Amend Ordinance 2024-20 That Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2025

7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

- A. Resolution 2025-07 – To Approve an Interlocal Cooperation Agreement Between the City of Bloomington, Indiana and the Bloomington Public Transportation Corporation
- B. Resolution 2025-08 - To Approve Recommendations for Distribution of Community Development Block Grant (CDBG) Funds for 2025
- C. Appropriation Ordinance 2025-04 – To Transfer from the General Fund to Various Departments within the General Fund, and to the Economic Development Local Income Tax Fund, the Park & Recreation General Fund, the Parking Meter Fund, the Parking Facilities Fund, the Motor Vehicle Highway Fund, the Alternative Transportation Fund, the Fleet Maintenance Fund and the Sanitation Fund
- D. Appropriation Ordinance 2025-05 – To Amend and Transfer Appropriations in the Alternative Transportation Fund, Cumulative Capital Development Fund and Park & Recreation General Fund for Expenditures Not Otherwise Appropriated

8. ADDITIONAL PUBLIC COMMENT * *A maximum of twenty-five minutes is set aside for this section.*

9. COUNCIL SCHEDULE

10. ADJOURNMENT

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: April 11, 2025



**City of Bloomington
Office of the City Clerk**

Minutes for Approval

08 January 2025

15 January 2025

12 February 2025

03 April 2025

09 April 2025



CLERK NICOLE BOLDEN

CITY OF BLOOMINGTON
401 N Morton St, Ste. 110
Bloomington, IN 47404

OFFICE OF THE CITY CLERK
812.349.3408
clerk@bloomington.in.gov

To: Members of the Common Council

From: Clerk Nicole Bolden

Date: 11 April 2025

Re: Updated Minutes Format

Synopsis: The meeting minutes for approval showcase a revised format that will be adopted from now on. The previous format posed accessibility challenges for some people. The new minutes are designed to be clear and user-friendly for all residents, enabling them to locate and understand the actions taken during the Common Council meetings. They will also be more aligned with the Indiana Code, Bloomington Municipal Code (BMC), Public Access Counselor (PAC) Opinions, and Robert's Rules of Order (RRO).

Indiana Code & PAC Resources

Indiana Code (IC 5-14-1.5-4) states the statutory requirements for memoranda as summarized:

- The date, time, and place of the meeting.
- Councilmember attendance at the meeting.
- The general substance of matters proposed, discussed, or decided.
- A record of individuals' roll-call votes.
- Any additional statutorily required information if the meeting is conducted using an electronic means of communication.

While these memoranda are compulsory under the Open Door Law, minutes have consistently not been required, as stated in the most recent PAC Handbook and PAC Opinions to Informal Inquiry 11-INF-13 and Formal Complaint 04-FC-50.

Robert's Rules of Order

RRO maintains that minutes should not summarize reports and discussions in meetings.

"Not only is it not necessary to summarize matters discussed at a meeting in the minutes of that meeting, it is improper to do so. Minutes are a record of what was done at a meeting, not a record of what was said" (RONR (12th ed.) 48:2).

In brief: BMC states that council procedure should follow RRO unless required otherwise by state or local code (BMC 2.04.080). The new format better conforms to those standards and provides greater accessibility and usability.

Contact

Clerk Nicole Bolden, 812-349-3408, clerk@bloomington.in.gov

Bloomington Common Council-Organizational Meeting Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, January 08, 2025, 6:30pm

1. CALL TO ORDER [6:33pm]

Council President Piedmont-Smith called the meeting to order.

2. ROLL CALL (* indicates participation via Zoom) [6:34pm]

Members:

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Ash Kulak	Deputy Council Attorney

3. AGENDA SUMMATION [6:35pm]

Council President Isabel Piedmont-Smith gave a land acknowledgment and summarized the agenda.

4. REPORTS [6:38pm]

4.1. Councilmembers:

Rollo wished everyone a Happy New Year.

Zulich wished everyone a Happy New Year.

Ruff thanked Piedmont-Smith and Stosberg for their work in the previous year.

Asare thanked all of the workers who had cleared the streets of snow and acknowledged that there was more to come.

Stosberg gave shout-outs to city staff for their work during the snowstorm, people who stayed home for safety reasons, the snow buddies program, and Dr. Markay Winston for her new role as school superintendent.

Piedmont-Smith highlighted the accomplishments of the previous year and thanked her colleagues.

4.1.1. Pending litigation:

Stosberg moved, and Asare seconded to approve the Agreed Order as it was presented in the revised packet and authorize the president of the council to sign it. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

4.2. The Mayor and City Offices:

Jennifer Crossley, Deputy Clerk of Communications and Outreach, spoke to the council about her new role working with boards and commissions.

4.3. Council Committees:

There were no council committee reports.

4.4. Public:

Greg Alexander discussed the dangers of bicycling and walking in the snow and urged the council to take action to ensure the implementation of its plans.

Adrian Thomas discussed making police cars more visible and his claim of disparate treatment from the Bloomington Housing Authority.

Christopher Emge (via Zoom) looked forward to collaboration between the Greater Bloomington Chamber of Commerce and the city. He also thanked city workers for their cleanup efforts during the recent snowstorm.

Deputy Attorney Ash Kulak read a written comment submitted via Zoom chat by Sam Dove, noting the upcoming meeting with the mayor to discuss the future location of the police headquarters.

Joe Davis objected to the city’s use of general obligation bonds, the food and beverage tax, and the convention center expansion. He also noted the loss of safety due to snow on the sidewalks.

Darel Ruble commented that the street department did a great job clearing the streets. He noted that his daughter was in jail custody, but he did not know where she was being held.

5. ELECTION OF OFFICERS [7:15pm]

Ruff moved and Zulich seconded to elect the following slate of officers:

- | | |
|------------------|-----------------------|
| President: | Hopi Stosberg |
| Vice President: | Isabel Piedmont-Smith |
| Parliamentarian: | Courtney Daily |

Ruff noted that serving as an officer was additional responsibility, time, and effort and thanked those who agreed to serve.

Daily said she would do her best.

Stosberg thanked Ruff for the nomination and said she was willing to do the extra work.

Piedmont-Smith commented on her confidence in Daily and Stosberg and the reluctance of other council members to serve as officers.

Ruff said that he thought several councilmembers wanted to serve but could not dedicate the time they needed to do so.

The motion to elect officers received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Daily took presented a commemorative gavel to Piedmont-Smith in recognition of her service as president in the preceding year.

Incoming Council President Hopi Stosberg presided over the remainder of the meeting.

6. ASSIGNMENTS TO COUNCIL COMMITTEES [7:28pm]

Stosberg announced the new seating order for the council, and the council moved into their new seats.

Stosberg appointed the following councilmembers to the Climate Action & Resilience Committee: Flaherty (Chair), Stosberg, Rollo, Zulich.

Stosberg appointed the following councilmembers to the Jack Hopkins Social Services Funding Committee: Asare (Chair), Daily, Ruff, Rollo.

Stosberg continued the Special Committee on Council Processes and appointed the following councilmembers to the Special Committee: Piedmont-Smith (Chair), Flaherty, Zulich, Daily.

Stosberg appointed the following councilmembers to the Council Sidewalk Committee: Rosenbarger (Chair), Ruff, Zulich, Piedmont-Smith.

Stosberg made the following assignments to the Board and Commission Interview Committees:

Interview Team A:	Asare, Rosenbarger (Chair), Stosberg
Interview Team B:	Daily (Chair), Piedmont-Smith, Ruff
Interview Team C:	Flaherty, Rollo, Zulich (Chair)

7. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:32pm]

Daily moved and Piedmont-Smith seconded to make the following appointments:

Bloomington Economic Development Corporation:	Asare
Downtown Bloomington, Inc. Board of Directors:	Zulich
Economic Development Commission (County):	Asare
Economic Development Commission (City):	Asare
Board of the Urban Enterprise Association:	Rosenbarger
Plan Commission:	Stosberg
Metropolitan Planning Organization:	Stosberg
Parking Commission:	Flaherty
Board of the Waste Reduction District of Monroe County:	Piedmont-Smith
Bloomington Commission on Sustainability:	Rollo
Environmental Resources Advisory Council:	Ruff
Citizens Advisory Committee- Community Development Block Grants	
-Social Services:	Daily
-Physical Improvements:	Rosenbarger
Monroe County Food and Beverage Tax Advisory Commission:	Zulich
Public Safety Local Income Tax Allocation Committee:	Daily, Piedmont-Smith, Rollo, Ruff
Utilities Services Board:	Flaherty

Piedmont-Smith asked about the timing and funding for the sidewalk committee. Rosenbarger said the new committee would meet in 2025 to discuss funding for the same year.

The motion for appointments received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

8. LEGISLATION FOR FIRST READINGS [7:40pm]

8.1. Ordinance 2025-01

To Amend the District Ordinance and Preliminary Plan of A 3.2 Acre Planned Unit Development (PUD), The Curry PUD, In Order to Amend the Workforce Housing Contribution – Re: 105 S. Pete Ellis Drive (Bloomington SPCW JV, LLC, Petitioner)

Daily moved and Piedmont-Smith seconded that Ordinance 2025-01 be introduced and read by title and synopsis only. The motion to introduce Ordinance 2025-01 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

8.2. Ordinance 2025-02

An Ordinance Establishing the Outdoor Dining Program in the Downtown Corridor

Daily moved and Piedmont-Smith seconded that Ordinance 2025-02 be introduced and read by title and synopsis only. The motion to introduce Ordinance 2025-02 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Stosberg referred Ordinance 2025-01 and Ordinance 2025-02 for second reading at the Regular Session to be held on January 22, 2025.

9. ADDITIONAL PUBLIC COMMENT [7:42pm]

There was no additional public comment.

10. COUNCIL SCHEDULE [7:43pm]

Stosberg listed the upcoming council meetings.

Lisa Lehner, Council Attorney, thanked the 2024 officers for their service and noted that council staff looked forward to working with the new officers in 2025.

11. ADJOURNMENT [7:44pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

Bloomington Common Council- Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, January 15, 2025, 6:30pm

1. CALL TO ORDER [6:31pm]

Council President Stosberg called the meeting to order.

2. ROLL CALL (* indicates participation via Zoom) [6:31pm]

Members:

Isak Nti Asare (left at 7:15)	At-Large
Courtney Daily (absent)	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo*	District 4
Kate Rosenbarger (arrived at 6:32)	District 2
Andy Ruff (arrived at 6:31)	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kelly Murphy	Technology Support Manager

3. AGENDA SUMMATION [6:33pm]

Council President Hopi Stosberg remarked on Reverend Doctor Martin Luther King, Jr.’s birthday. She highlighted that Monroe County was still in the process of making history by recently appointing the first Black person, Jennifer Crossley, to serve as the Monroe County Council President. Stosberg then summarized the agenda.

4. ORDER OF CONVERSATION [6:34pm]

- 4.1.** Committees in the Bloomington Municipal Code – Discussion of Standings and Descriptions
- 4.2.** Internal Expectations of Committee Chairs
- 4.3.** Internal Expectations for Reporting on Council Committees
- 4.4.** Internal Expectations for Reporting on Boards/Commissions
- 4.5.** Discussion of Existing Committees vs. Desired Committees

The council committee deliberation session focused on evaluating and improving committee structures and processes. Key points included the need for a budget committee or task force to oversee budget processes and outcome-based budgeting, and the potential redesign of the climate action and resilience committee. The discussion highlighted the importance of clear documentation and expectations for committee members and chairs, as well as the need for more efficient meeting schedules. Additionally, the council considered creating a long-term financial planning committee and the potential for standing committees to divide work among council members better.

5. PUBLIC COMMENT [7:48pm]

Terry Amsler emphasized the importance of good governance and effective processes, suggested adding to the purpose of the council processes committee, and spoke in favor of written reports.

Christopher Emge discussed the potential benefits of a long-term financial planning committee that would provide recommendations on the city's fiscal outlook.

Steve Volan highlighted the importance of having standing committees to divide work among council members and improve efficiency.

6. ADJOURNMENT [8:25pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

- Bloomington City Council meetings can be watched on the following websites:
- Community Action Television Services (CATS) – <https://catvstv.net>
 - YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

Bloomington Common Council-Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, February 12, 2025, 6:30pm

1. CALL TO ORDER [6:30pm]

Council President Stosberg called the meeting to order.

2. ROLL CALL (* indicates participation via Zoom) [6:31pm]

Members:

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (absent)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kelly Murphy	Technology Support Manager

3. AGENDA SUMMATION [6:31pm]

Council President Hopi Stosberg read a poem, “Life Doesn’t Frighten Me”, by Maya Angelou. Stosberg then summarized the agenda.

4. ORDER OF CONVERSATION [6:34pm]

4.1. Collective Bargaining: Council’s Rights and Responsibilities

Lehner and Stosberg discussed the upcoming collective bargaining agreements, with negotiations expected to start in May 2026. The American Federation of State, County, and Municipal Employees (AFSCME) and other unions' contracts were set to expire on December 31, 2026. Zulich said she would be interested in observing the negotiations and offered to help draft legislation to update the code related to contract negotiations.

4.2. Council Finance Committee v. Budget Task Force

Stosberg intended to form a special finance committee of four council members at the next meeting. She said the committee would meet at least quarterly, work with the controller on the budget, and work with council staff on the council budget and elected officials’ salary ordinance. She referenced Resolution 2024-12, and the need to establish a Budget Task Force. Stosberg outlined her proposed framework for the task force. She asked councilmembers to send her an email or text message to indicate their interest in participation for both groups.

4.3. Proposed Expansion of Convention Center

Speakers:

Sarah Hempstead	Deb Kunce
Jeff Underwood	Chris Ciolli

Buzz Krohn	Senior Vice President, J.S. Held
Margie Rice	Weddle Bros. Construction Companies
Tenley Drescher-Rhoades*	O.W. Krohn & Associates
Geoff McKim	Corporation Counsel, Bloomington
Jessica McClellan	Faegre Drinker Law Firm, Special Counsel
Schmidt Associates	CIB Board of Directors
CIB Controller	Controller, Bloomington

4.3.1. Building Plans and Construction Information

The convention center expansion project was presented with a \$70 million budget, including \$52 million for construction. Financing would use \$20 million from existing food and beverage cash balances and \$50 million in lease rental bonds. The project aimed for a Leadership in Energy and Environmental Design (LEED) Silver rating, including a green roof and sustainable features.

4.3.2. Discussion of Lease Terms and Related Legal Matters

Discussion of the financing included discussion of lease financing in Indiana, which enabled political subdivisions to avoid hitting their constitutional debt limit. Rice explained the timeline for council action, including the need for a public hearing and passage of a resolution authorizing the execution of the lease. Drescher-Rhoades gave more information and details about the lease itself.

5. PUBLIC COMMENT [8:35pm]

The public offered no comments.

6. ADJOURNMENT [8:36pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

Bloomington Common Council-State of the City Minutes
John Waldron Arts Center, 122 S. Walnut Street, Bloomington, Indiana
Thursday, April 03, 2025, 6:00pm

- 1. WELCOME [6:00pm]**
- 2. PRESENTATION OF COLORS [6:02pm]**
- 3. NATIONAL ANTHEM [6:08pm]**
- 4. CALL TO ORDER [6:10pm]**

Council President Stosberg called the meeting to order.

- 5. ROLL CALL (* indicates participation via Zoom) [6:11pm]**

Members:

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (absent)	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (absent)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Susan Stoll	Deputy Clerk
Shatoyia Moss	Community & Family Resources, Director
Michael Diekhoff	Police Department, Chief
Roger Kerr	Fire Department, Chief
Andrea de la Rosa	Small Business Development, Assistant Director
Kerry Thomson	Mayor
Dr. Sharr Pechac	Human Resources, Director
Jane Kupersmith	Economic & Sustainable Development, Director

Stosberg read a land and labor acknowledgment and introduced Mayor Thomson.

- 6. STATE OF THE CITY ADDRESS [6:13pm]**

Mayor Kerry Thomson presented the State of the City Remarks (text provided by the Office of the Mayor), attached hereto.

7. ADJOURNMENT [7:24pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

For Approval

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

Mayor Kerry Thomson:

Good evening, Bloomington! I'm Mayor Kerry Thomson and I'm grateful to see so many of you here tonight.

Your presence shows you care about where we're headed—together—we have the power to guide the future we want to see.

I want to begin by saying how grateful I am that our community made it through last night's storm safely.

As we learned this past winter with our historical snow event, Mother Nature doesn't ask permission—and when the weather shows up, we rely on each other.

To our emergency responders and city crews who were out in the weather protecting lives and clearing the way, thank you.

Even as the storm passed, we woke up to another kind of damage.

Two buildings in our Trades District—the Kiln, and the Forge—were vandalized last night.

This was senseless destruction of places built by and for our community.

Let me be clear: destruction has no place in Bloomington.

In Bloomington, we protect the spaces where inclusion, innovation, and opportunity take root.

Every dollar our businesses have to spend repairing unnecessary and reckless destruction is a dollar they can't put toward helping our community thrive.

We are investigating, we are responding, and we are moving forward.

Let's commit to using our powers for good—our creativity for the benefit of the whole, and our energy to build up, not break down.

About this time last year, I stood here on my 100th day in office. I knew a lot more about where we started and where we planned to go, but I had no idea how quickly progress would be made.

I knew I had only one top priority on my first day in office—to build the cabinet and the team to meet this moment of opportunity for the city of Bloomington.

I've done that, and I found myself writing this year's remarks, trying to whittle them down to a list that is achievable in an hour, even in just a highlight reel.

That is really something.

If you are part of our city of Bloomington staff, would you please stand. Let's give these folks a hand.

They say government moves slow—but clearly, they haven't met this team.

We've done so much, we ran out of time to fit it all in. Let's hear it for the team making things happen.

I also want to recognize our elected officials and county partners in attendance tonight. Thank you for the courage to run for office, and the work you do in partnership to make our community better

Before we dive in, here's a quick roadmap. Tonight, we'll walk through three chapters of our shared journey—all within just the first 15 months of this administration:

Where we started—what we stepped into, including the complex systems, processes, and the state of our city that we encountered on day one.

Where we are—what we've been doing following that essential period of discovery and alignment.

And where we're going—the strategic steps that will carry us forward.

We live in a city full of life, energy, and possibility—a community where neighbors and newcomers come together to create a place of connection—where every street, park, and gathering spot is an opportunity to grow and belong together.

Bloomington deserves a government that embodies our values: inclusivity, honesty, compassion, and transparency.

At City Hall, everything we do is grounded in a clear set of values—values that keep us focused, accountable, and true to the people we serve.

We host a lot of Girl Scout troops at city hall who are learning about government—few months ago, one of the scouts asked me, "What do you do most?"

That's an easy one: *"I do a lot of listening."*

Leadership in Bloomington starts with listening—to residents, staff, experts, and *especially* to those whose voices haven't always been heard.

When our administration took office, we inherited things that needed to be acknowledged and addressed.

I started by listening.

Across departments, staff shared stories of burnout, outdated systems, unclear expectations, and wondering if their expertise and input truly mattered.

We found an organization with many dedicated public servants—and also many unanswered questions.

That needed to change.

So we began with what matters most: our people—building a culture that values our community, the service we provide, and the people who do the work.

Last summer, my Cabinet came together to define the values that would guide us forward—not just as a government but as a team with purpose, vision, and integrity.

These values now ground every decision we make. They reflect who we are, what we stand for, and how we will continue to lead Bloomington into the future.

Let me share how they've shaped the year behind us—and the direction we're heading next.

We are Co-Creators with Our Community.

We know the best ideas come from partnerships.

That was clear during our Downtown Community Cleanup Day, when over 90 neighbors and business owners showed up to reclaim pride in our shared spaces.

We are Accountable Servant Leaders.

We take our responsibility seriously—especially when stewarding your taxpayer dollars.

After a June 25 storm knocked out power for over 60,000 residents, we responded quickly—clearing trees from right-of-ways and then helping you, our residents, by initiating a pick-up service to dispose of the limbs you had cleared.

Then, we launched a full after-action review to learn and improve.

That's what accountability looks like: showing up, owning the outcome, and getting better every time.

We are Demystifying Government.

A transparent government is a trustworthy government.

We want you to know what we're doing, how we're doing it, and why we're doing it.

We're focused on cutting through the red tape, making it easier for you to get involved, and ensuring that government is a resource, *not a barrier*.

That's why I've made it a priority to meet people where they are. Each month, I'm out doorknocking in neighborhoods across the city—to hear directly from residents about their experiences, concerns, and ideas. That kind of face-to-face connection keeps us grounded and responsive.

We launched the new Climate Action Dashboard—a user-friendly tool that gives residents real-time access to progress on local sustainability efforts, including emissions data, project updates, and actionable steps you can take. This way, our climate work is visible, accountable, and participatory.

Finally, we are Architects of Joy.

This value of joy is about creating a place that works and feels good to be a part of.

In 2024, joy looked like new possibilities.

We finalized the long-awaited closing on the Trades District properties, unlocking future opportunities for innovation, entrepreneurship, and job creation.

We moved the Hopewell redevelopment into action, soon to bring new housing, greenspace, and community gathering places to a site that's long been waiting for new life.

We made long-awaited progress on expanding the Convention Center—finally moving from planning to action on a project the community has championed for years.

We acted quickly to seize one-time opportunities—investing \$2.5 million in long-overdue downtown street and sidewalk upgrades, using expiring CRED funds.

We upgraded ADA ramps, enhanced pedestrian safety, and made our downtown more accessible for everyone. Because joy looks like inclusion.

And yes—sometimes joy arrives when we least expect it.

Like IU Football's winning season.

It filled restaurants, packed downtown streets, and reminded us how powerful community spirit can be.

We can't control the scoreboard—but we can make sure Bloomington is ready when the spotlight shines.

These moments matter.

Joy lights the spark, pride fans the flame, and participation keeps the fire of community burning bright.

Whether through policy, partnerships, or simply showing up, this first year has been filled with meaningful progress—and meaningful listening.

We're proud of what we've built, but we're not finished.

At the heart of all of this is our shared commitment to service and teamwork—the principles that will continue to drive us forward.

And now, it's my pleasure to introduce someone who exemplifies that commitment—our Director of Human Resources, Dr. Sharr Pechac. Sharr has been instrumental in supporting and strengthening our team through a new compensation strategy that reflects our values.

Please join me in welcoming Dr. Pechac.

Sharr Pechac:

Thank you, Mayor Thomson.

I'm excited to speak about one of the most important investments the City of Bloomington is making—our employees.

What We Discovered

When this administration came into office, it became clear that our internal systems—especially those regarding personnel policies and pay—weren't meeting the needs of our employees or serving our community.

We knew we needed to make some changes.

As we dug in, we heard directly from the staff:

Over half of them—51%—said salary, understaffing, and retention were their biggest issues.

Yet 76% said what kept them motivated at work was their team, the strong culture in their department, and the meaningful work they do every day.

Still, the systems meant to support them were outdated.

The City's personnel manual hadn't been updated in over a decade.

Pay grades had become stagnant and job descriptions hadn't been reviewed in years.

Our hiring process didn't consider experience, education, or the increasing workload of our employees.

Compensation practices were inconsistent.

Many HR systems were still paper-based, leading to errors and inefficiencies.

Our team had the talent and the drive, but they didn't have the tools or support.

It became clear that a reset was necessary.

What We've Accomplished

From the start, the administration prioritized HR systems and supporting employees.

It wasn't easy, but we got to work.

In 2024, we focused on improving HR partnerships, communication, and services.

With the leadership and support of the Office of the Mayor and the backing of City Council, we were able to secure approval for updated salary grades—a foundational step toward ensuring that our compensation is fair for everyone.

Importantly, we truly appreciate the patience of department heads and employees as we worked through these changes together.

It was a critical first step, and we should be proud of the progress we've made so far.

Here are some highlights of what we've accomplished:

We reviewed and regraded hundreds of city job descriptions, bringing clarity and consistency to roles that hadn't been updated in years.

Pay scales were adjusted to reflect employees' experience and time on the job so their work was fairly rewarded.

The open enrollment process was improved—covering not just pay but all the valuable employee benefits.

A new Employee Handbook was launched to replace the outdated manual from over a decade ago.

A committee of people from different departments across the City was set up to regularly review and update policies, ensuring they always serve both the workforce and the City effectively.

The AFSCME salary study was initiated so that all employee groups are included in the broader compensation improvements.

HR Partners from different departments met regularly to discuss challenges and collaborate on solutions.

Recruitment and onboarding improved, with clearer support in an employee's first year.

Employee Appreciation events were revamped to recognize employees at all levels, from interns to those with 20 or more years of service.

We're not alone in this work. Legal and the Office of the Mayor helped us negotiate new contracts for the Fire and Police Departments, both of which were approved unanimously.

Fire will be fully staffed this September when we welcome 2 probationary firefighters.

Police is making strong progress.

After announcing higher salaries and individual patrol vehicles, we saw our largest application pool *in years*. Eleven strong applicants are in process and, if all are hired, this will mark our biggest onboarding class in two decades.

What's Next

So, what's next?

In 2025, our focus is on making our HR practices more efficient and effective.

We continue to go digital, moving away from paper forms for faster, easier-to-use processes for a smooth behind-the-scenes operation.

We're streamlining and modernizing processes—from the start of an employee's journey to their exit—and everything in between.

We're standardizing consistent pay practices across the board.

Additionally, we're providing leadership training to foster continuous improvement in workplace environments.

Final Thoughts

This is just the beginning.

While there's still work to be done, we're committed to making sure our city government works for everyone—our employees and the people we serve.

Thank you to the Mayor, City Council, our HR team, consultants, department heads—and especially to our employees—for your patience, partnership, and continued dedication.

I look forward to what we can accomplish together in the future.

Mayor Kerry Thomson:

Sharr, thank you for your thoughtful leadership and commitment to Bloomington's promise of service and responsiveness.

With our shared values at the foundation and momentum on our side, let's look ahead—at what comes next, what challenges remain, and how we will continue leading with clarity and care.

One of our most urgent challenges is expanding access to housing and creating a city where *everyone* feels safe, supported, and at home.

Street homelessness is a crisis that affects us all—those experiencing it firsthand, the service providers working tirelessly to support them, and the business owners and residents navigating its impact.

We are not alone in this. We join communities across the nation facing the same crisis.

In Bloomington, we choose to act—with compassion, urgency, and lasting impact.

When I committed to serving as your mayor, I committed to finding solutions that prioritize respect and dignity.

That includes being honest about what's not working and courageous enough to fix it at the root.

I will not keep pouring dollars and resources into temporary fixes. We need real solutions—and we need them now.

At the start of 2024, I convened local housing experts, Heading Home, and frontline service providers to request a clear, community-driven, data-informed response. Together, they delivered the Housing Action Plan.

This plan is already in motion and strikes the right balance between immediate action and long-term strategy:

It prioritizes coordinated outreach—so people don't fall through the cracks.

It calls for more case managers—so support is consistent and centered on human connection.

It demands more medical respite care for individuals too sick to be on the streets but not eligible for hospitalization.

It focuses on prevention—keeping people housed before a crisis hits.

It aims to increase deeply affordable housing and bolster security and services for permanent supportive housing to prevent re-entry into homelessness.

It emphasizes regional collaboration—to address inflow from surrounding counties and strengthen our collective response.

And it calls for a thoughtful assessment of our shelter capacity—so we can responsibly meet local needs without overwhelming our system.

This plan is collaborative and evolving—owned and created by the experts. It has my full support, and I know our partners will implement it, assess its impact, and refine it as we learn.

I made a clear promise and I'm keeping it: City funding will go only to organizations and community partners aligned with this coordinated framework.

If you're not part of the solution, you won't be part of the funding.

When we bring compassion, collaboration, and commitment to the table, real change is within reach.

But it's just one piece of the puzzle.

Across the board, we need more housing for the people who work here, contribute to this community, and want to call Bloomington home.

One way we're tackling this challenge is by doing the necessary work behind the scenes—cleaning up longstanding issues that had been ignored for too long—issues that were stalling progress, wasting resources, and putting future investments at risk.

When I took office, the Housing and Neighborhood Development Department was in crisis: out of alignment with federal funding requirements, falling short of its mission and failing the community it was meant to serve.

My top priority was housing, yet the department charged with doing the work was far from equipped to achieve progress.

Years of inconsistent leadership had led to four federal audits in just 12 months. That's highly unusual and deeply concerning. Those audits uncovered outdated practices, compliance failures, and development deals that didn't deliver on promises—especially when it came to workforce housing.

We had to act decisively to protect our federal partnerships and the integrity of our housing work moving forward.

We inherited dysfunction—but we didn't flinch. We fixed it.

I'm proud to share—after a year of intensive effort—we have officially closed out all monitorings.

Many thanks to Anna Killion-Hanson and her team.

We have turned a major corner.

Our team overhauled policies and procedures, completed compliance training, implemented new software, and renewed its focus to the work that matters most: delivering housing support that impacts lives every day.

In addition to these internal improvements, HAND has continued to deliver support that directly impacts residents.

Over the past year, this administration has supported the creation of new homes, the preservation of affordable rentals, and the rehabilitation of existing housing stock.

HAND has helped first-time homebuyers, prevented foreclosures, expanded access to housing counseling, and supported vulnerable populations—including survivors of domestic violence and those experiencing homelessness.

We've invested in land acquisition and lot development to ensure future pathways to affordable homeownership—partnering with organizations like Beacon to create their new shelter and the Bloomington Housing Authority.

Last fall, our administration launched an inclusive, community-wide outreach effort to shape Bloomington's new Consolidated Plan—a federally required roadmap that guides how we invest in housing and community development.

We led *nine* public outreach sessions and continued targeted discussions with key partners.

These conversations are critical to ensure the plan reflects the real needs of our residents and positions us to direct federal resources where they'll have the greatest impact.

This hands-on, boots-on-the-ground strategy is how we turn housing goals into real, everyday impact—meeting people where they are, when they need it most.

At the same time, we are revisiting our permitting process and our Unified Development Ordinance, or the UDO—a set of rules that guide how and where development happens in Bloomington— a process that will include its own public input opportunities.

These updates will support the housing our community truly needs, all while keeping development on a responsible path.

As we explore policy changes, we're making sure there's a solid process for you to weigh in—to co-create solutions.

We want to make certain your voice is not only heard but actively shapes the outcome.

That future is already taking shape in places like the Summit District, where there's an opportunity for creative development focused on sustainable, walkable communities.

We're exploring partnerships that ensure a healthy mix of market-rate and affordable housing, striking a balance to meet our city's needs.

Housing is medicine.

When we invest in housing, infrastructure, and economic opportunity, we're not just addressing today's challenges—we're building a city where *everyone* can thrive.

And *that's* a future worth working toward.

As I mentioned earlier, transparency and engagement are how we are leading.

Every decision we make—from policies to budgets—should be clear, accessible, and, most importantly, shaped by the people we serve.

A government that listens and then acts is a government that works.

Over the past year, we've expanded direct engagement opportunities and increased public input in decision-making.

I've kept my promise to take City Hall into the community each month—through Traveling Town Halls with Cabinet and Councilmembers, one-on-one Office Hours, and listening sessions with nonprofits and faith leaders.

I've worked to make it easier for residents and community leaders to ask questions, raise concerns, and engage directly with their government.

What's been most encouraging is that these conversations are often filled with people who have never set foot in City Hall before—voices that are new to the process, and essential to the solutions.

When I ran for Mayor, I promised to listen, to discern, and then to lead. That remains my commitment—especially when the decisions are big and the stakes are high.

That commitment doesn't shift based on what's happening in other branches of government. Real progress requires real dialogue—not decisions made behind closed doors.

When tackling complex challenges, my administration is committed to co-creating solutions. We know the best ideas emerge when we work together—when we improve one another's thinking through open, inclusive dialogue. That's hard to do when public input is limited to a few minutes on a proposal that's already been developed with no current public engagement.

And yes, those conversations can be uncomfortable. However, I refuse to shy away from complexity—instead, I am committed to leaning into it together.

I know that not everyone will always get their way. But we will do what we said we'd do—and we'll do it in the open, with the public, and for the people.

Decisions should be shaped by public input, not politics.

The work ahead is too important to let division define us.

So let's choose a better path. Let's keep showing up, side by side, and ready to collaborate. Together, I think we might be surprised that the solutions we co-create are much better than the ones we started with on our own.

And, let's not forget transparency isn't just about being available—it's also about access to information.

Over the past year, we've taken a hard look at how we respond to public records requests and found real opportunities to improve both our processes and our customer service.

I've also focused on how people find information in the first place—simplifying procedures, removing bureaucratic hurdles, and proactively sharing documents, data, and decisions before someone even has to ask.

At the core of this effort is my belief that residents should be treated like valued customers. When we lead with service and stay accountable to taxpayers, we build trust—and make government feel a little more human.

Looking ahead, we're planning a full overhaul of the City's website to improve navigation and ease of access.

We have launched a Citywide Digital Accessibility Strategic Plan, beginning with a comprehensive audit to ensure all residents—including those with disabilities—can access critical services and information.

Every decision, project, and investment should be easy to understand and easy to track. If something's unclear—we want to know.

So what's next? A thriving Bloomington doesn't happen accidentally—it requires careful planning, smart investments, and a long-term vision.

A one-year budget alone can't support the scale of what Bloomington needs for its long-term future.

We must develop long-term financial strategies that fund recurring expenses, capital projects, and the infrastructure that underpins our daily lives.

Under my direction, our Cabinet delivered comprehensive action plans in several areas—public safety, infrastructure, and economic development—as well as major initiatives like Hopewell, the Trades District, fiber and data upgrades, park renovations, and new public safety facilities.

Sustainability—fiscal, social, and operational—requires clear planning and collective commitment.

Behind every well-functioning city is a strong Public Works department. They keep Bloomington running—clearing snow, filling potholes, managing sanitation.

Their work is critical to community pride, business investment, and community safety.

Yet ours operates out of outdated facilities and faces a \$3 million annual shortfall just to maintain current road conditions.

Over the past year, it's become clear just how long this investment was neglected—pushed aside, under-prioritized, and overdue.

For decades, Bloomington hasn't kept up with the necessary maintenance grade for our streets, and the consequences are catching up to us. If we want Bloomington to function at its highest level, we must act now.

We've prioritized and invested in modern facilities for Fire and soon will do the same for Police. Public Works deserves no less.

Outdated systems are holding us back.

The same is true for our most essential resource: water.

When I took office, the Monroe Water Plant was also facing over \$10 million in needed repairs, with delayed funding decisions leaving critical infrastructure vulnerable.

We acted—bringing in Wessler Engineering to assess the system, prioritize repairs, and create a clear, actionable roadmap to secure Bloomington's water future.

We're seeing the effects of growing without long-term maintenance planning.

Parks like Powerline Trail, the Bryan Park playground, and soon, Hopewell Commons, are beautiful additions and a great sense of pride for our community—but they come with rising operational costs and budget pressures, including for security and upkeep.

In response, our Parks and Recreation Department is undergoing a full master planning process to chart a smarter, more sustainable path forward—so that as we continue to grow, we maintain and care for what we've built.

We can't afford to kick the can down the road.

Our administration has the opportunity and the responsibility to invest wisely right now. Our quality of life depends on it.

In each case, the need is clear: we must invest now to avoid higher costs—and deeper consequences—later.

When our city runs well, businesses thrive, jobs grow, and Bloomington becomes an even better place to live, work, and play.

I am focused on attracting new businesses while also supporting the incredible entrepreneurial spirit in our community.

As part of that work, we've prioritized something that's long been overlooked: how Bloomington presents itself to the world.

Thriving economies are built on identity. Our story, our values, our sense of place shape the way we grow and who chooses to grow with us.

As of last month and over the next year, we are engaged in a comprehensive city and place branding initiative in collaboration with consultants and most importantly, in deep partnership with the people of Bloomington.

Let me be clear that this is far more than a logo or marketing campaign. This is about uncovering the compelling and authentic narrative of who we are as a community and what makes Bloomington distinct, magnetic, and meaningful.

That matters for economic development and this work is long overdue.

The 2016 Wage Growth Task Force report recommended that the City work to brand Bloomington—recognizing how important identity and perception are to economic growth.

Yet, despite that call to action nine long years ago, no progress has been made—until now.

Under our leadership, we've taken the first real steps to build a cohesive identity that makes Bloomington more competitive—attracting businesses, talent, and visitors who align with our values and contribute to a strong, values-driven economy.

When people understand what Bloomington stands for, when they see their own values reflected in our identity, they're more likely to stay, to invest, and to contribute.

These efforts—investing in housing, increasing transparency, maintaining financial health, supporting our economy, and telling Bloomington's story—are all connected.

They're part of one vision: a vibrant, inclusive, forward-moving Bloomington built on a foundation of strength and shared opportunity.

Now, I'd like to turn it over to Jane Kupersmith, our Director of Economic and Sustainable Development, who will share how we're driving this economic growth.

Jane Kupersmith:

Hi everyone! I'm really glad to be here with you tonight and honored to be part of this hard-working administration

Our job at Economic and Sustainable Development is to create the conditions for a strong, resilient, and thriving Bloomington.

Current economic pressures do not make our work any easier.

Despite national headwinds, we've stayed focused, and we've delivered: reducing housing barriers, securing outside investments, and making long-term, strategic commitments to Bloomington's future.

It's not always easy, but our team shows up, follows through, and gets results.

The Trades District continues to grow as a hub for Bloomington's tech sector.

Last November, we completed The Forge, a 22,000-square-foot, LEED silver office space supported partly by an EDA grant. It's already advancing our strategy to attract and scale tech businesses and foster collaboration in the district.

And we're just getting started.

With the \$16 million College and Community Collaboration grant from the Lilly Endowment, IU, the Mill, and the City will continue to advance that same work—developing remaining parcels, formalizing and improving connections between campus and downtown, and installing six new public art pieces.

More big Trades District wins: We just wrapped construction for the commercial tenants in the Trades Garage.

The Kiln building, developed by the Kiln Collective, came online in 2024 and looks incredible.

Finally, the installation of the long-awaited Stefan Reiss OT 987 Trades gateway sculpture began this week at 10th & Madison. We hope you can join us and our many incredible partners—including the artists—for a launch party on April 10th from 6-9 PM.

Speaking of the ARTS, we know that creative economies are strong economies.

Supporting artists helps culture and commerce grow hand in hand.

In 2024 we formalized a partnership with Secretly Group to build out 10,000 square feet of affordable studio space to create The Incubator and provide artists with the tools, space and support they need.

This photo is of Julie Schenkelberg's piece, which was created during her residency at the incubator and was on display at the Grunwald Gallery last month. The incubator will formally launch this fall.

Turning next to HOPEWELL—In 2024, Mayor Thomson led a strategic reset of the Hopewell development to ensure it delivered on its promise to the community.

The Redevelopment Commission issued an updated Public Offering on Hopewell South and Hopewell East, moving us toward a thoughtful, inclusive development.

Construction of Hopewell Commons is now complete, including a greenspace, a 1% for the arts piece by Jon Racek that will begin installation this summer, and yes—temporary pickleball courts.

Please join us on April 23 to celebrate Hopewell Commons. We'll also host another public information session late spring for a full project download.

Incredible progress was seen in 2024 toward the convention center expansion.

The interlocal agreement was signed; new appointments were made to the Capital Improvement Board. The design is in its final stages and site prep work is under way with construction on the horizon.

The CIB selected Dora Hospitality as the hotel developer, and the convention center received a new name—the Bloomington Convention Center.

Perhaps most importantly, the Bloomington City Council has made an incredible commitment to issue bonds to support the construction of the convention center.

This investment will be transformative for our community—whether for the jobs that will be created to manage and support convention center operations; the dollars that it will attract into our local economy; the center's dedication to the arts; or for the positive impact of off-cycle business activity.

Emerging from these projects is a picture of future Bloomington with discrete neighborhoods connected along the B-Line, each with a unique identity to offer residents and visitors.

Turning now to climate:

There isn't enough time to cover the City's climate work. But I wanted to give you some quick hits of what our sustainability team and our many incredible partners have been up to:

We partnered with NOAA and CAPA Strategies to conduct Bloomington's first-ever Heat Mapping & Air Quality Study, giving us critical, neighborhood-led data to guide future investments.

This data is already shaping projects like Cool Corridors, which kicked off last month with tree planting in the Crestmont neighborhood in partnership with Canopy Bloomington.

We expanded Stay Cool Bloomington, a program that increased safety on high-heat days with free AC units, more than 16,000 free pool admissions, and access to cooling centers.

We've helped homeowners and small businesses go solar, boost energy efficiency, and save money on utility bills. We also helped 21 low-income individuals get new e-bikes for green, affordable commutes across the city.

We also advanced Project 46, our regional climate alliance with Columbus, Nashville, and key partners like Cummins, IU Health, and IU Environmental Resilience Institute.

This work is ambitious, but it will only be successful if we do it together. So we're asking you to join us.

And with that, I'll pass the mic back to Mayor Thomson!

Mayor Kerry Thomson:

Thank you, Jane. Your visionary leadership has been instrumental in bringing us to this point.

As tonight's State of the City concludes, I am filled with pride and gratitude for all we've accomplished together and I'm energized by the opportunities ahead.

Reflecting on the past year, I'm reminded of the ground we've covered: the progress made, the challenges we've faced head-on, and the discoveries made along the way. Many of those discoveries—about our systems, our culture, and our assumptions—weren't easy. But they were essential.

We've chosen to face them with transparency and accountability, and in doing so, we've begun to lay a stronger foundation. One built on shared values, a renewed sense of purpose, and a deep commitment to the people of Bloomington.

My promise remains this: to lead a city government that is open, responsive, and built to serve the people who call Bloomington home. A city where barriers are removed, ideas are welcomed with

compassion and curiosity, and collaboration is our first instinct.

We've made more progress than a single speech can capture and that's the kind of challenge every city should be lucky to have.

Our team has delivered in big, meaningful ways, but the best is yet to come.

Earlier this evening, Director Shatoyia Moss opened this program by grounding us in the significance of the Waldron Arts Center—an iconic space that has continually reinvented itself in service to Bloomington.

This building respects our roots and embraces transformation, which go hand in hand. That's what makes us resilient. That's what makes us Bloomington.

Yes, there is still work ahead, but the foundation has been laid. The Bloomington I believe in is one built not just by policies and plans, but by people. People like you.

In a time when so many are pushed to the margins, we must choose to be a center of gravity for belonging, for hope, and for possibility.

A city is strongest when its people are seen, heard, and empowered.

That's not idealism, it's leadership.

I'm listening. I'll keep learning. And I'll keep doing the work of building a city where everyone has a place and a purpose.

And I hope you'll keep showing up—because Bloomington is better with you in it.

Thank you once again for being here tonight, for your commitment, and for your continued engagement. We are stepping ahead into a new chapter brimming with hope and momentum.

Now, to close out this evening, I am excited to introduce a performance by Girls Rock Bloomington.

This incredible organization empowers young women through music education and creative expression, embodying the spirit of innovation, joy, and collaboration that we hold dear in this city.

Please join me in welcoming Amy Oelsner, the founder and director of Girls Rock Bloomington, who will introduce the band.

Bloomington Common Council- Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, April 09, 2025, 6:30pm

1. CALL TO ORDER [6:30pm]

Council President Stosberg called the meeting to order.

2. ROLL CALL (* indicates participation via Zoom) [6:31pm]

Members:

Isak Nti Asare	At-Large
Courtney Daily (absent)	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Eric Murillo	Technology Support Specialist
Kelly Murphy	Technology Support Manager

3. AGENDA SUMMATION [6:31pm]

Stosberg remarked on the 50th Anniversary concerts of the Indiana University African American Dance Company scheduled for the upcoming weekend. Stosberg then summarized the agenda.

4. COUNCILMEMBER REPORTS [6:32pm]

Rollo announced an upcoming constituent meeting.

Piedmont-Smith reported her attendance at a rally and announced an upcoming constituent meeting.

Zulich announced the upcoming publication of her newsletter, CivicZoo.

Stosberg noted an upcoming Town Hall at City Hall sponsored by the Indiana Democratic Party.

5. COUNCIL DISCUSSION ON BUDGET PRIORITIES FOR 2026 [6:35pm]

The Common Council committee deliberation session focused on various budget priorities and community needs. Key points included the importance of affordable housing, public safety, transportation, and economic development. Specific budget items proposed were a bond for a southwest fire station, increased funding for sidewalks and multi-use paths, and support for a form-based code to improve housing development. Councilmembers also emphasized the need for a high-performing government, better pay for city employees, and increased funding for community engagement and equity initiatives. Councilmembers underlined the need for a prioritization list, with a special session scheduled for April 30 to align council and mayoral priorities. The transition to outcome-based budgeting was highlighted, requiring a new mindset and format. Specific tasks

included consolidating notes, using survey data, and preparing worksheets. The importance of focusing on enhancements and increases in the budget rather than all outcomes was stressed.

6. PUBLIC COMMENT RELATED TO 2026 BUDGET PRIORITIES [8:04pm]

Daniel McMullen highlighted concerns about road closures and suggested designated Uber/Lyft pickup spots near bike lanes and bus stops to improve safety and traffic flow, especially for students.

Christopher Emge noted that budget constraints necessitated prioritizing essential services such as housing, transportation, and park maintenance, while also leveraging private investment and ensuring fiscal accountability.

Gerhard Glomm commented that misinformation distorted key economic issues and invited the council to a free talk about economic policies at the downtown library.

Stephen Volan recommended reviewing departmental transactions to identify inefficiencies and proposed funding an independent council auditor to analyze city spending.

Greg Alexander noted sparse sidewalks in low-density areas were unaffordable to maintain and linked housing shortages to inflated costs, stressing that more housing would stabilize taxes and enable better services.

7. COUNCIL SCHEDULE [8:32pm]

Upcoming meetings were noted, including a fiscal committee meeting on April 16 and a Budget Task Force meeting on April 16.

8. ADJOURNMENT [8:35pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>



CLERK NICOLE BOLDEN

CITY OF BLOOMINGTON

401 N Morton St, Ste. 110
Bloomington, IN 47404

OFFICE OF THE CITY CLERK

812.349.3408
clerk@bloomington.in.gov

To: Members of the Common Council

From: Clerk Nicole Bolden

Date: 11 April 2025

Re: Interview Committee Recommendations for Board and Commissions

The Common Council interview committees have made recommendations for appointment to the following boards and commissions:

Interview Committee Team C Recommendations:

For the Commission on the Status of Children and Youth - to reappoint Tatiana Peters to seat C-4.

Contact

Clerk Nicole Bolden, 812-349-3408, clerk@bloomington.in.gov

Jennifer Crossley, Deputy Clerk of Communications and Outreach, 812-349-3403,
jennifer.crossley@bloomington.in.gov



MEMO FROM COUNCIL ADMINISTRATOR/ATTORNEY ON:

Ordinance 2025-16 – To Vacate Public Parcel – Re: A 20-Foot Wide Alley Segment Located in the Southern Half of the Alley Between West 10th Street and West Maker Way (The Mill, Petitioner; City of Bloomington Redevelopment Commission, Owner)

Synopsis

The Petitioner, The Mill, and the Owner, City of Bloomington Redevelopment Commission, request vacation of an alley right-of-way that is used as part of a parking lot north of the Trades District Parking Garage to facilitate the development of the Trades District. The alley is oriented north-south and is roughly the southern half of the alley between Tenth Street and Maker Way.

Relevant Materials

- Ordinance 2025-16
- Staff Memo from Corporation Council
- Resolution 25-38 of the Redevelopment Commission of the City of Bloomington and its Attachments
- Memorandum of Planning Review from David Hittle, AICP Planning and Transportation Director
- Petition for Vacation of Public Right-of-Way
- Memorandum in Support of Petition
- Legal Description and Survey
- List of Abutting Property Owners

Summary

Ordinance 2025-16 proposes to vacate a portion of the 20 foot wide platted alley right-of-way to improve the overall design and functionality of a related hotel project. The attached materials describe the nature and background of this vacation.

Indiana Law

Vacations of rights-of-way are governed by procedures contained in [IC § 36-7-3 et seq.](#) This chapter of the Indiana Code creates a process whereby the Council as legislative body may vacate a public right-of-way. The process is robust, as Council's decision potentially affects rights regarding utilities and street access, among other things, of abutting property owners and of the public. The process begins with the filing of a Petition by the property owner with the Council as the legislative body pursuant to Section 36-7-3-12. The Petition must state the "circumstances of the case", must specifically describe the property to be vacated, and must provide the names and addresses of the abutting property owners. A survey is needed to provide this information to Council. Supporting documentation may be found in the documents attached to the Petition.



The Council shall hold a hearing on the Petition within 30 days of its receipt. The hearing currently is scheduled on May 7, 2025, within 30 days of Council's receipt of the Petition. The Clerk shall give notice of the Petition and of the time and place of the hearing in the manner prescribed in [IC 5-3-1](#) and by certified mail to each owner of land that abuts the property proposed to be vacated.

Pursuant to [IC 36-7-3-13](#), at the hearing on May 7, 2025, any person aggrieved by the proposed vacation may object to it, but only on one (1) or more of the following grounds:

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.
- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

Additionally, Council must deny the Petition if:

- (1) the lands of the aggrieved person do not abut any other public way other than the public way to which the vacation petition applies; or
- (2) the vacation of the public way would cause the lands of the aggrieved person to become landlocked with no other convenient or reasonable means of ingress or egress via another public way.

It appears that the adjacent properties abut other public ways and that there are other means of ingress and egress via public way; however, these are factors for the Council to review during the hearing on May 7, 2025.

After the hearing on the Petition, the Council may, by ordinance, vacate the public way or public place. The Clerk shall furnish a copy of the ordinance to the County Recorder for recording and to the County Auditor. Within 30 days after the adoption of a vacation ordinance, any aggrieved person may appeal the ordinance to Monroe County's Circuit Court. The court may award damages.

Local Law

In addition to state law requirements, Bloomington has adopted local procedures and a criteria for public right-of-way vacations. The Criteria are identified in Public Right of Way Vacations: Procedure and Criteria for Common Council Review, adopted by Council in [Resolution 87-2](#), below.

The vacation process typically begins with a pre-petition review of an application submitted to the Planning and Transportation Department. Pre-petition materials submitted by the petitioner are reviewed, and all utility services, safety services, and the Board of Public Works are notified of the proposed action. Upon completion of the pre-



petition review, staff will make a recommendation on the request. David Hittle has provided a Memo recommending that the Council vacate of the right-of-way as requested in the Petition.

Hearing

In response to the receipt of the Petition by the Council's Office, a hearing has been scheduled on May 7, 2025 during Council's regular meeting beginning at 6:30pm. Remonstrances and objections must be heard then.

Objections or grounds for remonstrations are generally limited to questions of access, use of public ways, and the orderly development of the neighborhood or unit as a whole. (See IC § 36-7-3-13).

Criteria

The Council's action to vacate a right-of-way must be done in the public interest. In [Resolution 87-02](#), the Council adopted the following criteria to guide its review of a request for right-of-way vacation:

1. Current Status – Access to Property: the current utilization of the right-of-way in question – as a means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.
2. Necessity for Growth of the City:
 - a. Future Status – the future potential for public utilization, possible future need for the right-of-way due to future changes in land use;
 - b. Proposed Private Ownership Utilization – the proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to the orderly growth of the City);
 - c. Compliance with regulations – the effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change of use?);
 - d. Relation to Plans – the relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

The Memo in Support of the Petition, attached, speaks to these Criteria. The Planning and Transportation Director recommended approval of the vacation in his Memo, which is included in the packet materials.



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

In the event the Council adopts Ordinance 2025-16, the Clerk must then file a copy with the County Recorder and the County Auditor.

Contact

David Hittle, Director Planning and Transportation, david.hittle@bloomington.in.gov, (812) 349-3566

ORDINANCE 2025-16

TO VACATE PUBLIC PARCEL

**Re: A 20-Foot Wide Alley Segment Located in the
Southern Half of the Alley Between West 10th Street and West Maker Way
(The Mill, Petitioner; City of Bloomington Redevelopment Commission, Owner)**

WHEREAS, Ind. Code § 36-7-3-12 authorizes the Common Council to vacate public ways and places upon petition of persons who own or are interested in lots contiguous to those public ways and places; and

WHEREAS, on September 67, 2011, the City of Bloomington Redevelopment Commission purchased the real estate abutting the alley referred to herein from Indiana University and redeveloped it as part of the Trades District; and

WHEREAS, The Mill is interested in furthering the development of a hotel project on the parcels of real estate abutting the alley and said alley would negatively impact the development and cause increased costs to development and hinder the overall design and appearance of the hotel; and

WHEREAS, on March 17, 2025, the City of Bloomington Redevelopment Commission expressed its support for the vacation of the alley as set forth in their Resolution 25-38, entitled “Approval to Petition the Bloomington City Council for the Vacation of a Portion of an Alley in the Trades District”, which is attached hereto and incorporated herein; and

WHEREAS, the City of Bloomington Redevelopment Commission, has obtained a survey of the alley requesting to be vacated which is more particularly described below; and

WHEREAS, pursuant to I.C. § 36-7-3-12(c), the City Clerk has provided notice to owners of abutting property and published notice of the public hearing on this matter, which will be held during the Common Council Regular Session meeting on Wednesday, May 7, 2025, at 6:30 p.m. in the Council Chambers, Room 115, of City Hall, 401 North Morton Street, Bloomington, Indiana; and,

WHEREAS, pursuant to I.C. § 36-7-3-12, upon vacation the City Clerk shall furnish a copy of this ordinance to the County Recorder for recording and to the County Auditor;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of I.C. § 36-7-3-12, one (1) City owned property shall be vacated as described below:

A part of the Trades District Lot 2 Amendment Final Plat as recorded in Instrument Number 2023002418 in the Monroe County, Indiana, Recorder's Office, being that 0.07 acre tract of land shown on an alley vacation exhibit certified by Christopher L. Porter, LS21200022 on April 4, 2025, as part of Bledsoe Riggert Cooper & James, Inc., Job Number 10982 (all references to monuments and courses herein are as shown on said plat of survey), described as follows:

Beginning at a railroad spike marking the southwest corner of Lot 2B of said Trades District Lot 2 Amendment Final Plat; thence along the west line of said Lot 2B, NORTH 00 degrees 00 minutes 50 seconds EAST a distance of 157.84 feet to a Mag nail marking the northwest corner of said Lot 2B; thence leaving said west line and

along the extended north line of said Lot 2B, NORTH 89 degrees 59 minutes 10 seconds WEST a distance of 20.00 feet to a Mag nail on the east line of Lot 1 of said Trades District Lot 2 Amendment Final Plat; thence leaving said extended north line and along said east line, SOUTH 00 degrees 00 minutes 50 seconds WEST a distance of 155.34 feet to a railroad spike marking the southeast corner of said Lot 1; thence leaving said east line and along a non-tangent curve to the left having a radius of 112.50 feet, a chord bearing of SOUTH 82 degrees 53 minutes 10 seconds EAST, a chord length of 20.15 feet, and an arc length of 20.18 feet, to the Point of Beginning, containing 0.07 acre, more or less.

SECTION 2. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of May, 2025.

HOPI STOSBERG, Council President
City of Bloomington

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of May, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of May, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

The Petitioner, The Mill, and the Owner, City of Bloomington Redevelopment Commission, requests vacation of an alley right-of-way that is used as part of a parking lot north of the Trades District Parking Garage to facilitate the development of the Trades District. The alley is oriented north-south and is roughly the southern half of the alley between Tenth Street and Maker Way.

Memorandum

TO: Members of the Bloomington Common Council
FROM: Margie Rice, Corporation Counsel and Dana Kerr, Assistant City Attorney
CC: Lisa Lehner, City Council Administrator/Attorney
Anna Killion-Hanson, Housing and Neighborhood Development (HAND) Director, as
staff for the City of Bloomington Redevelopment Commission
John Fernandez, Interim Executive Director, The Mill
DATE: April 11, 2025

The City of Bloomington Redevelopment Commission ("RDC") owns real property in the Bloomington Technology Park, known as the Trades District, including two parcels of real property intended to be sold for development of a hotel. In 2024, the RDC approved resolutions related to the transfer of real property to Alluinn IU, to facilitate the hotel development. Former Mayor John Fernandez has been retained to and is working with the RDC, City staff, developers, Indiana University, and other interested parties to build out and develop the Trades District.

There is an existing, public alley located between the two parcels of real property that will be ultimately conveyed to Alluinn IU Trades District Hotel, LLC and/or their partners, per the RDC resolutions.

Those parcels are 53-05-32-100-035.001-005 (Lot 1) and 53-05-32-100-035.012-005 (Lot 2B), as identified on a survey prepared by Bledsoe Riggert Cooper James.

In order to avoid building over the existing alley, which could hinder development of and increase costs for the hotel, and could create an unintended safety concern, the RDC authorized the petition to vacate a portion of the alley.

City staff and John Fernandez have worked together to submit a Petition For Vacation of Public Right-of-Way, obtain a survey describing the portion of the alley to be vacated, and to prepare materials for consideration by the Common Council of the City of Bloomington ("Common Council"). Indiana Code 36-7-3 et seq. gives the Common Council the authority to vacate the alley, as it is a public right of way.

The first reading of proposed Ordinance 25-16, requesting vacation of a portion of the alley, is expected to be heard at a public hearing on May 7, 2025. A notice will be published by the City of Bloomington Clerk Nicole Bolden at least ten (10) days prior to the hearing so that all interested parties may comment. The abutting land owners include the RDC and the Trades District Development LLC.

Please reach out to the City of Bloomington Legal Department if you have questions or need additional information. Thank you for your consideration.

**25-38
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL TO PETITION THE BLOOMINGTON CITY COUNCIL
FOR THE VACATION OF A PORTION OF AN ALLEY
IN THE TRADES DISTRICT**


- WHEREAS, the Redevelopment Commission of the City of Bloomington ("RDC") owns property within the 65-acre Bloomington Certified Technology Park known as the Trades District; and
- WHEREAS, on June 16, 2015, the RDC approved Resolution 15-32, approving a Project Review and Approval Form regarding the statutory requirements and other administrative steps needed in order to transfer RDC-owned properties within the Trades District to new owners; and,
- WHEREAS, in 2018, work was completed on infrastructure improvements and the renovation of the Dimension Mill to further the redevelopment the Trades District; and,
- WHEREAS, the RDC authorized a notice of offering for the Trades District parcels in Resolution 23-47 pursuant to Indiana Code § 36-7-14-22; and,
- WHEREAS, the RDC, in Resolution 24-40, approved a letter of intent with Alluinn IU & Pure Development, Inc.; and,
- WHEREAS, the RDC, in Resolution 24-78, approved a conveyance Agreement with Alluinn IU Trades District Hotel LLC, an Illinois limited liability ("Alluinn IU"); and,
- WHEREAS, Trades District Amendment 1 Lot 1 (Parcel ID 53-05-32-100-035.001-005) and Trades District Lot 2 Amendment Lot 2B-1 (Parcel ID 53-05-32-100-035.012-005) are a portion of the real estate to be conveyed to Alluinn IU; and,
- WHEREAS, a platted alley exists between said lots; and,
- WHEREAS, the presence of said alley would significantly hinder Alluinn IU's development of a hotel on the real estate to be conveyed; and,
- WHEREAS, Indiana Code 36-7-3-12 allows the owner(s) of property that abuts a public way to petition a legislative body who, after a hearing, may pass an ordinance to vacate the public way; and,
- WHEREAS, Indiana Code 36-7-3-12(b)(2) requires the property to be vacated to be specifically described and therefore a survey is necessary for the vacation process; and,

WHEREAS, the RDC has determined that the vacation of said alley (the "Project") would significantly benefit the continued redevelopment of the Trades District and would thus further the public's best interests.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC supports the Project and reiterates that it serves the public's best interests.
2. The RDC approves the agreement for professional services, to wit a survey, with Bledsoe Riggert Cooper James, Inc. that has been attached to this Resolution as Exhibit A.
3. The RDC authorizes staff to perform all activities and prepare and execute all documentation to proceed with the petition to the Bloomington Common Council for vacation of the alley described herein.
4. The RDC authorizes RDC President Deborah Myerson to sign any and all documentation necessary to achieve vacation of said alley.

BLOOMINGTON REDEVELOPMENT COMMISSION



Deborah Myerson, President

ATTEST: 

John West, Secretary

3/17/2025

Date

March 7, 2025

Anna Killion-Hanson
City of Bloomington Department of Housing and Neighborhood Development
401 North Morton, Suite 130
Bloomington, IN 47404
anna.killionhanson@bloomington.in.gov
812-349-3420

Re: Trades District Alley Vacation - Bloomington, Indiana

Bledsoe Riggert Cooper James, Inc. (BRCJ) is pleased to present this professional surveying services proposal for the Trades District in Bloomington, Indiana.

We propose to prepare an exhibit with a legal description for use in vacating the portion of the alley that runs north and south between 10th Street and Maker's Way as shown approximately outlined in yellow on the included Proposed Survey Exhibits, also being between Lots 1 and 2B of the Trades District Lot 2 Final Plat Amendment recorded as Instrument Number 2023002418 in the Monroe County Recorder's Office. We propose to perform this service on an hourly basis, based on the included Hourly Fee Schedule, for a fee **not to exceed \$1,500.00**.

Work not included in the scope of services above will be provided at the hourly rates shown on the included Hourly Fee Schedule or by an approved lump sum fee proposal.

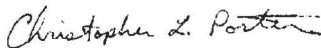
If you have any questions about this proposal, please let me know.

Term & Conditions of payment:

You are responsible for full payment upon completion of work or invoiced by percentage of work completed. In the event of nonpayment, in addition to any other remedy allowed by law, you shall be responsible for all amounts due, including interest, reasonable attorney fees, and costs of collection incurred by BRCJ.

By accepting this proposal, you agree that BRCJ and its employees may access the property on which work is being completed and you will assist BRCJ, as necessary, in providing information required for the completion of BRCJ's services.

Sincerely,



Christopher L. Porter, PS

Proposal Acceptance:

Anna Killion-Hanson

Name

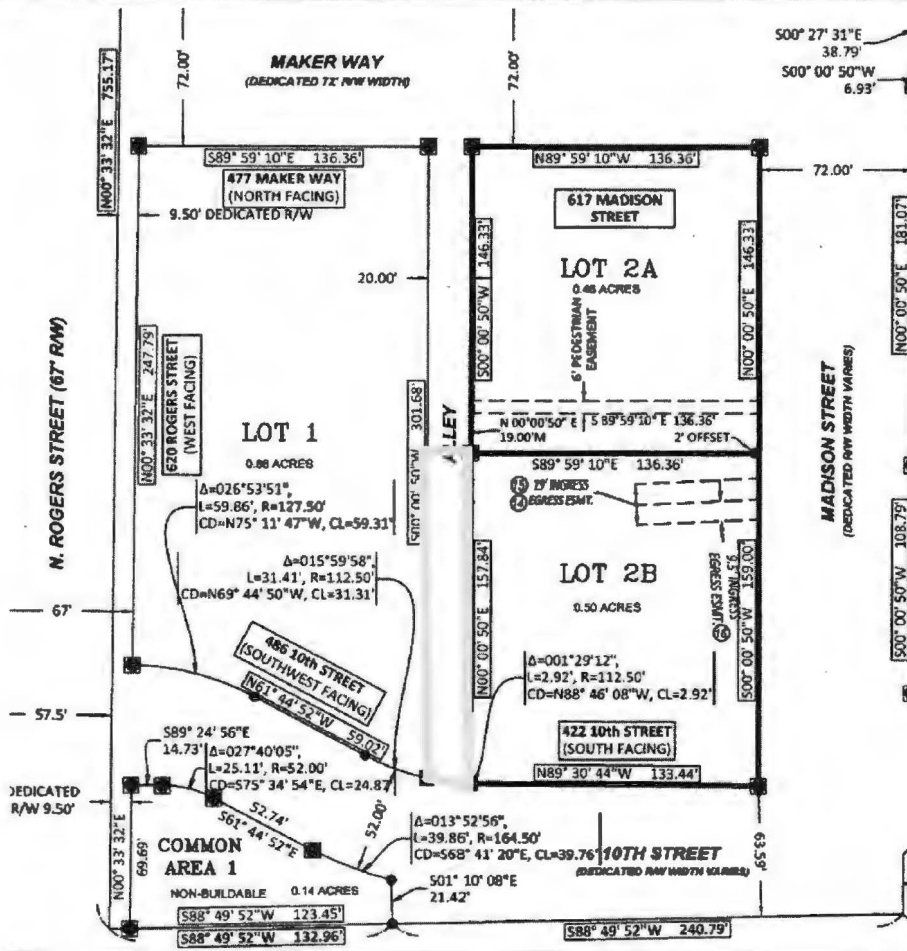


Signature

03/17/2025

Date

PROPOSED SURVEY EXHIBITS



HOURLY FEE SCHEDULE

Professional Surveyor	\$ 160.00
Professional Engineer	\$ 160.00
GIS Software Engineer	\$ 140.00
Surveyor / Project Engineer / Designer / Graduate Surveyor / Graduate Engineer	\$ 110.00
Two-Man Survey Crew (Including GPS and Robotics Crew) Boundary / Topographic / Construction	\$ 160.00
Surveying Technician / Engineering Technician /CAD Tech	\$ 100.00
GIS Analyst	\$ 90.00
Clerical	\$ 70.00

NOTE: Time charged to jobs will include any time spent traveling to and from the site.



TO: Bloomington Redevelopment Commission
FROM: John Fernandez, Interim Executive Director
DATE: 16 March 2025
SUBJECT: Petition for partial Trades District Alley Vacation

We seek support from the Bloomington Redevelopment Commission (RDC) to petition the Bloomington Common Council to partially vacate part of the platted alley running north and south between 10th Street and Makers Way for the Trades District hotel development project. This partial alley vacation is required to remove a material impediment to the hotel design and construction. Vacating this alley will benefit the continued redevelopment of the Trades District and further the public's interest.

Rationale for Partial Alley Vacation

Historically, the subject property was part of a larger parcel owned by Indiana University. An alley never existed during the university's ownership of this property. (See attached Exhibit A.) In 2023, the City approved the Trades District Lot 2 final plat amendment (See attached Exhibit B) to facilitate the construction of "The Forge". The area highlighted in 'green' is the portion of the alley that is the subject of this vacation request. The platted alley easement in Exhibit B, it should be noted, does not connect to an existing alley network to the north nor south.

Following a formal Notice of Offering for the sale of Trades District parcels, the RDC in 2024 approved a conditional real estate purchase agreement for Lot 1 & Lot 2B with Alluinn, LLC and Pure Development (Developer) for the purpose of constructing of a premium brand Trades District hotel. Developer engaged Ratio, an Indianapolis-based architectural design firm to complete "Test Fit Study" for the hotel project.

It is the collective judgement of The Mill and Developer that vacating the southern half of the alley right of way would improve the overall design and functionality of the hotel project. If the alley is not vacated, the building would need to be constructed over it. This would diminish the aesthetic appeal of the hotel design and create an unattractive pedestrian tunnel that may not feel particularly safe during the evening and early morning hours. Building over this alley would also increase the construction cost without providing private or public benefits.

The Test Fit Study suggests using the northern half of the platted alley and adding a new east/west alley to allow effective guest registration and valet parking without reducing



pedestrian flow in the Trades District (see attached Exhibit C). Note that Exhibit C is for illustration only and has not been formally submitted to the City's planning department. This concept demonstrates how vacating the southern half of the existing alley would not harm public interest.

Next Steps

Resolution RDC 25-38 serves as the initial phase of the process. If approved, the City will enlist professional services to conduct a survey necessary to produce the precise legal description of the subject property, in accordance with Indiana Code. Once the survey is completed, the Trades District hotel project team will advance the necessary legislation to the Common Council to approve this partial alley vacation petition. The Developer will include in this council legislation a detailed "fit" plan detailing the vehicular and pedestrian ingress / egress designs.

Adjacent Property Owners

Indiana Code requires notice to adjacent property owners in advance of a petition to vacate an alley. The only property owner of property abutting the proposed vacation is the City of Bloomington Redevelopment Commission.

We look forward to discussing this request at the March 17, 2025, RDC meeting. In the meantime, if you have any questions, please do not hesitate to reach out.

Exhibit A

Trades District (2012): pre-demolition of vacant IU structures



Trades District (2016): post-demolition of IU facilities



Trades District (2023): post-infrastructure construction

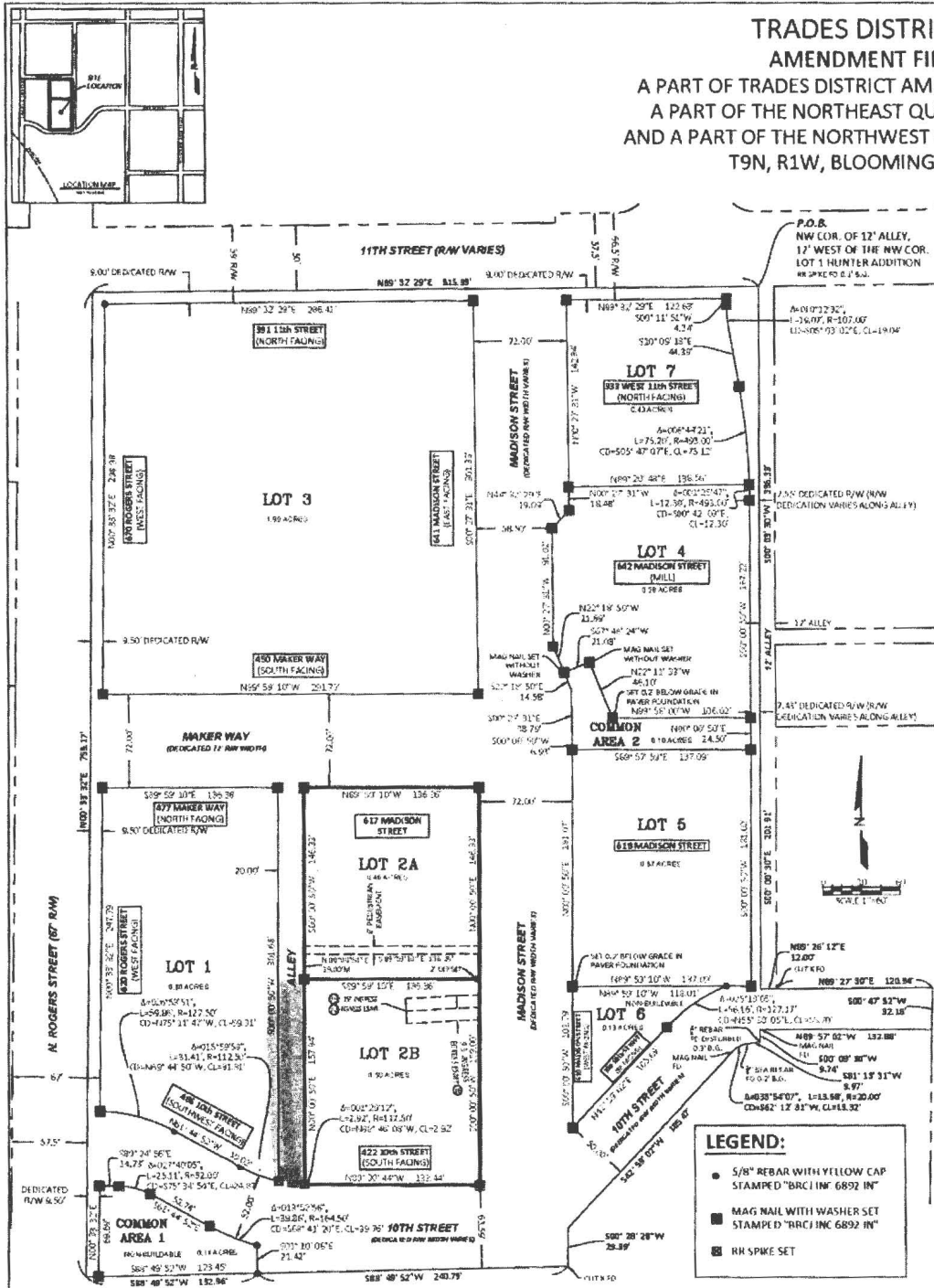


TRADES DISTRICT LOT 2 AMENDMENT FINAL PLAT

A PART OF TRADES DISTRICT AMENDMENT 1 FINAL PLAT, A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33, T9N, R1W, BLOOMINGTON, INDIANA

RECORDING'S STAMP

OWNER'S STAMP



TRADES DISTRICT LEGAL DESCRIPTION

A part of the Trades District Final Plat, as recorded as Instrument Number 216,892-227, a part of the Northeast Quarter of Section 32, and a part of the Northwest Quarter of Section 33, all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat, certified by Matthew M. Krog, L.S. 137,680,046, February 14, 2019 as Bledsoe Riggert Cooper & James, Inc., Job Number 8120 as follows:

BEGINNING at the Northwest corner of a 1/4 section wide alley being 12 feet wide of the Northwest Corner of Lot 1 Hunter Addition to the City of Bloomington; thence along the west line of said alley the following two (2) courses:

- 1) SOUTH 10 degrees 03 minutes 30 seconds WEST, 136.39 feet; thence
- 2) SOUTH 00 degrees 01 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way line, 220.94 feet; thence leaving said north right-of-way line SOUTH 10 degrees 47 minutes 52 seconds WEST, 32.28 feet to the south right-of-way line of 10th Street; thence along said south right-of-way line the following seven (7) courses:
- 1) NORTH 80 degrees 57 minutes 02 seconds WEST, 132.83 feet; thence
- 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
- 3) SOUTH 81 degrees 13 minutes 53 seconds WEST, 5.57 feet to a non-tangent curve corner to the southwest, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 51 seconds WEST, and a chord length of 13.32 feet; thence
- 4) southeasterly along said curve 12.58 feet; thence
- 5) SOUTH 142 degrees 59 minutes 02 seconds WEST, 105.47 feet; thence
- 6) SOUTH 10 degrees 28 minutes 28 seconds WEST, 24.30 feet; thence
- 7) SOUTH 88 degrees 49 minutes 52 seconds WEST, 24.79 feet; thence leaving said south right-of-way line, SOUTH 88 degrees 49 minutes 52 seconds WEST, 172.96 feet to the east 575 foot right-of-way line of North Rogers Street; thence NORTH 70 degrees 14 minutes 32 seconds EAST, along said east right-of-way line, 755.17 feet to the back 50 foot right-of-way line of 11th Street; thence leaving said east right-of-way line, NORTH 89 degrees 42 minutes 29 seconds EAST, along said south right-of-way line of 11th Street, 515.26 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

NOTES:

1. THE INITIAL FIELD WORK WAS PERFORMED MARCH 2014 THROUGH MARCH 2017. FOLLOWING TO COME LOT 2 INTO LOT 2A AND 2B PERFORMED APRIL 2022.
2. ALL REBAR SET AND TIE IN WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892 IN".
3. BENCHMARKS SHOWN HEREON ARE BASED UPON 1980 NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED 9/11/2019. 2019 AND POST-PROCESSED USING OPUS (GPS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME: NAD 83 (2011) EPSG:2160000. INDIANA STATE PLANE COORDINATES: ZONE 1222 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RE-TRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 217,749,836.
5. REFER TO INSTRUMENT NO. 216,892-227 AND INSTRUMENT NUMBER 2019-0022 FOR EASEMENT INFORMATION AND ADDITIONAL REPORT OF SURVEY INFORMATION.
6. THE EASEMENT OF THIS PLAT IS TO DRIVE LOT 2 INTO LOT 2A AND LOT 2B.

FLOOD ZONE:

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTIES LOCATED IN FLOOD ZONE AT FLOOD INSURANCE RATE MAP NO. 18050C0403 EFFECTIVE DECEMBER 17, 2019.

OWNER/DEVELOPER

City of Bloomington Redevelopment Commission
401 West 17th Street
Bloomington, IN 47404

RECORD INFORMATION

City of Bloomington Redevelopment Commission
Instrument Number 216,892-227

ZONING

Suburban MO-38
Adopted: 04/11/17

SURVEYOR'S CERTIFICATION

This survey was conducted according to survey requirements contained in Section 1 through 19 of 845 IAC 1-12.

This certification does not take into consideration additional facts not set accurate and correct blue search and/or examination might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey plat.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REFLECT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, ONLY AS REQUIRED BY LAW."

Certified this 26th day of January, 2023.

Christopher L. Porter
Professional Surveyor No. 1521200022
State of Indiana

EASEMENT ITEMS AS OF MARCH 28, 2018

(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)

14. Deed Record 142, Page 480
15. Deed Record 146, Page 62
16. Deed Record 176, Page 60

OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission, being the owner of the described real estate herein, do hereby ratify and plat this same into two lots in accordance with the plat and certificate.

All additional road rights of way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Lot 2 Amendment Final Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have caused this instrument and caused their names to be subscribed thereto, this ____ day of _____, 2023.

City of Bloomington Redevelopment Commission

By _____

STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____ personally appeared and acknowledged the execution of this instrument this ____ day of _____, 2023.

Notary _____

Notary Signature _____

My commission expires: _____

County of Residence: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD _____, 2023

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD _____, 2023

Director of Planning & Transportation Department _____

Chair of Plat Committee _____

President of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Member of Board of Public Works _____

Bledsoe Riggert Cooper & James, Inc.

BRCJ

LAND SURVEYING • CIVIL ENGINEERING • GIS

1951 West Tapp Road Bloomington, Indiana 47403

Phone: 812-336-8277 Email: cporter@brcjdiv.com

PLAT DATED: January 26, 2023 JOB # 10982

Exhibit C



Memorandum of Planning Review

To: Bloomington Common Council

From: David Hittle, AICP Planning and Transportation Director

Date: April 7, 2025

Re: Trades District Alley Right-of-Way Vacation Request

The Mill, on behalf of the Redevelopment Commission, requests a vacation of a portion of the 20 foot wide platted alley right-of-way located north of 10th Street between Rogers and Madison Streets. The alley right-of-way runs north/south for a maximum of 157.84 feet. The request includes a proposal to plat a new east/west alley right-of-way at the terminus that would be created by the vacation, resulting in an L-shaped connection of two alley portions.

The Planning and Transportation Department notified utilities of the right-of-way vacation application. There are no known utilities utilizing this portion of the right-of-way, and no future right-of-way needs at this location were reported.

The request is being made as discussions for a potential hotel site are ongoing. The location of the existing alley would make construction of the hotel difficult, as described in the petitioner's memo. The platted alley right-of-way was created with the Trades District Phase I Plat in 2017. This portion of the platted alley is located on the eastern end of an existing parking lot, but has not been improved to alley standards.

The Department recommends vacation of the alley, accepting the proposal of an east/west alley right-of-way and requiring that said right-of-way be platted within one year of approval of the vacation.



City of Bloomington
Planning and Transportation Department

PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY

Filing Date April 7, 2025
Filing Fee Paid N/A

Ordinance # _____
BPW Resolution # _____

1st Reading _____
Committee _____
Final Hearing _____

Address of Property portion of alley north of 10th Street between Rogers and Madison Streets

Applicant's Name John Fernandez, The Mill for RDC

Address John Fernandez, Phone 202 420 8594
E-Mail john@dimensionmill.org

Counsel or Consultant _____

Address _____ Phone _____
E-Mail _____

This application must be accompanied by all required submittals as stated in the information packet for vacation of public right-of-way. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

John Fernandez ~~The undersigned agree~~
~~that the applicant will notify all adjacent property owners by certified mail at the applicant's expense.~~

~~I (we) further agree that the applicant will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.~~

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property adjacent to the proposed vacation of public right-of-way which is the subject of this application.

Signature: 

I:/Common/Admin/Forms/ROW-APP

City legal is coordinating the public notice with the Common Council counsel and the City Clerk. Dana in City legal is handling notification of adjoining property owner (The City's Redevelopment Commission).



TO: Bloomington Common Council
FROM: John Fernandez, Interim Executive Director
DATE: March 26, 2025
SUBJECT: Petition for partial alley vacation in the Trades District

We seek the Bloomington Common Council's support to partially vacate the platted alley running north and south between 10th Street and Makers Way for the Trades District hotel development project. This partial alley vacation is required to remove a material impediment to the hotel design and construction. Vacating this alley will benefit the continued redevelopment of the Trades District and further the public's interest.

Rationale for Partial Alley Vacation

- I. This petition complies with the City's alley vacation policy (See attached Resolution 87-02).

Resolution 87-02 established the Common Council's criteria for reviewing a public right-of-way vacation. This criterion includes:

- a. "Current status-access to property: The current utilization of the right-of-way in question—as means of providing vehicular or pedestrian access to private property, churches, schools or other public places, for public utility or drainage purposes, or for other public purpose."

The subject property is not now, nor has never been, an improved alley utilized for transportation or other public purposes. Historically, the subject property was part of a larger parcel owned by Indiana University. An alley never existed during the university's ownership of this property. (See attached Exhibit A.) In 2023, the City approved the Trades District Lot 2 final plat amendment (See attached Exhibit B) to facilitate the construction of "The Forge". The area highlighted in 'green' is the portion of the alley that is the subject of this vacation request. The platted alley easement in Exhibit B, it should be noted, does not connect to an existing alley network to the north nor south.

- b. "Necessity for growth of the City:

Future Status: The future potential for public utilization, possible future need for the future changes in the land use;

Proposed Private Ownership Utilization: The proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to City growth);

Compliance with Regulations: The effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance of anticipated development of change-of-use?);

Relation to Plans: The relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

This partial alley vacation is necessary to enable a significant private investment in the Trades District and further the City's growth plans for downtown Bloomington. Reverting this piece of land to private ownership will enable a higher best use for the land. The planned development enabled by this vacation request will need formal approval

by the planning staff and the City's Plan Commission and will comply with the City's Urban Development Ordinance. Moreover, the planned development of the Trades District hotel will advance the City's vision for the Trades District as innovation hub that supports the growth of our tech sector employment opportunities as articulated in the Notice of Offering published by the RDC.

"1. The City of Bloomington Redevelopment Commission (RDC) is specifically interested in working with developers that set forth plans for the real property included in this Notice of Offering that align with and advance the City's vision for the Trades District as articulated in the Master Plan for Bloomington's Certified Technology Park and that are consistent with Bloomington's Unified Development Ordinance:

"Vision

Bloomington's downtown **Certified Technology Park** will be a sought-after model of modern, sustainable urban redevelopment that **nurtures creativity and entrepreneurship** among its citizens and workforce, helps **brand Bloomington** as a **lively tech sector hub, attracts private investment, employment and visitors**, and provides welcoming living options for Bloomingtonians." Master Plan and Redevelopment Strategy | Certified Technology Park (2013)

2. The Trades District represents a 12-acre 'core' component of Bloomington's Certified Technology Park intended to:

- a. create a concentration of professional / business offices, with a priority placed upon high technology activity (especially as defined by Indiana Code on "Certified Technology Parks" (Indiana Code § 36-7-32-7)), or research and development uses; and
 - b. early-stage and growth stage company development and support activities that build upon and enhance the region's innovation ecosystem, and support the creation, attraction, recruitment or growth of employers in the Trades District, Bloomington's Certified Technology Park and the Bloomington region.
3. Mixed office/retail/residential space where the residential units meet a professional workforce housing demand (including owner-occupied units) will be considered and are viewed as an important ingredient for creating a robust hub for technology employers and employees.
4. Undergraduate student housing is explicitly not of interest to the RDC for this project." (*Offering Packet - Trades District Bloomington, Indiana, City of Bloomington Redevelopment Commission, June 20, 2023, p. 3*)

Following the formal Notice of Offering for the sale of Trades District parcels, the RDC in 2024 approved a conditional real estate purchase agreement for Lot 1 & Lot 2B with Alluinn, LLC and Pure Development (Developer) for the purpose of constructing a premium brand Trades District hotel. Developer engaged Ratio, an Indianapolis-based architectural design firm to complete "Test Fit Study" for the hotel project.

It is the collective judgement of The Mill and Developer that vacating the southern half of the alley right of way would improve the overall design and functionality of the hotel project. If the alley is not vacated, the building would need to be constructed over it. This would diminish the aesthetic appeal of the hotel design and create an unattractive pedestrian tunnel that may not feel particularly safe during the evening and early morning hours. Building over this alley would also increase the construction cost without providing private or public benefits.

The Test Fit Study suggests using the northern half of the platted alley and adding a new east/west ROW to allow access for effective guest drop off and registration without reducing pedestrian flow in the Trades District (see

attached Exhibit C). Note that Exhibit C is for illustration only and has not been formally submitted to the City's planning department. This concept demonstrates how vacating the southern half of the existing alley would not harm public interest.

Adjacent Property Owners

Indiana Code requires notice to adjacent property owners in advance of a petition to vacate an alley. The only property owner of property abutting the proposed vacation is the City of Bloomington Redevelopment Commission.

Next Steps

If the Common Council approves this petition for partial alley vacation, Developer will work with the City's planning professionals on the site and development plan that will ultimately require approval by the Bloomington Plan Commission. The goal is to complete this next step by the end of the summer so that the Developer can begin construction in the fall of 2025.

Exhibit A

Trades District (2012): pre-demolition of vacant IU structures



Trades District (2016): post-demolition of IU facilities



Trades District (2023): post-infrastructure construction

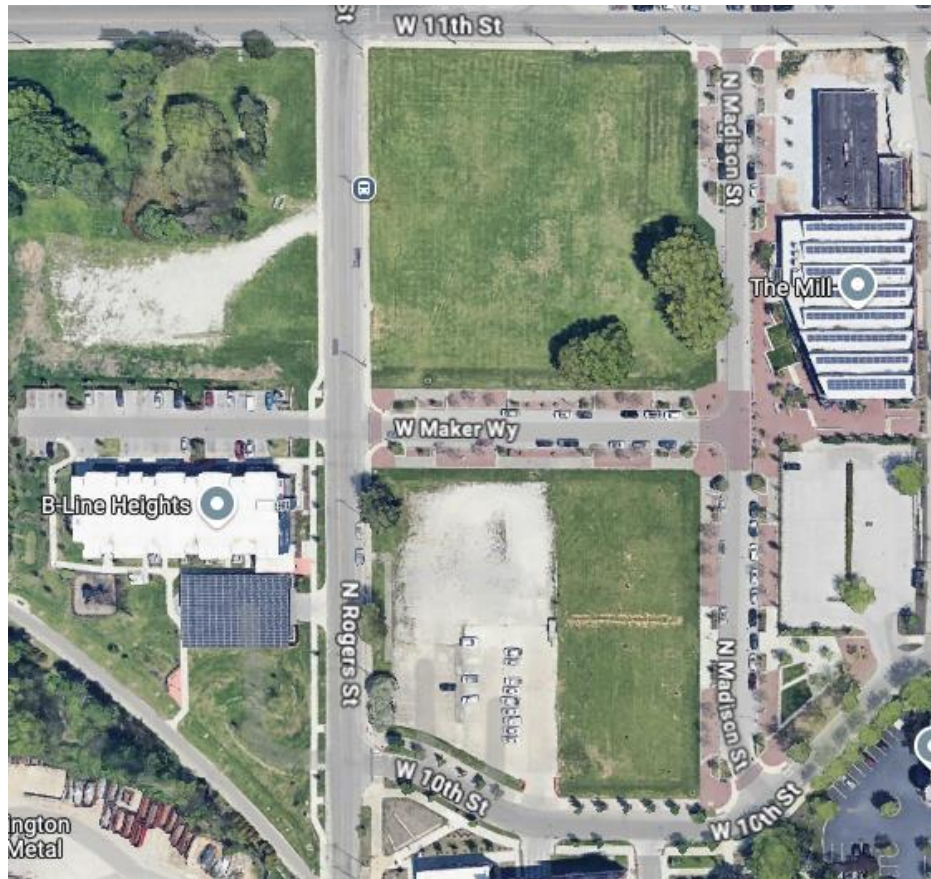


EXHIBIT B

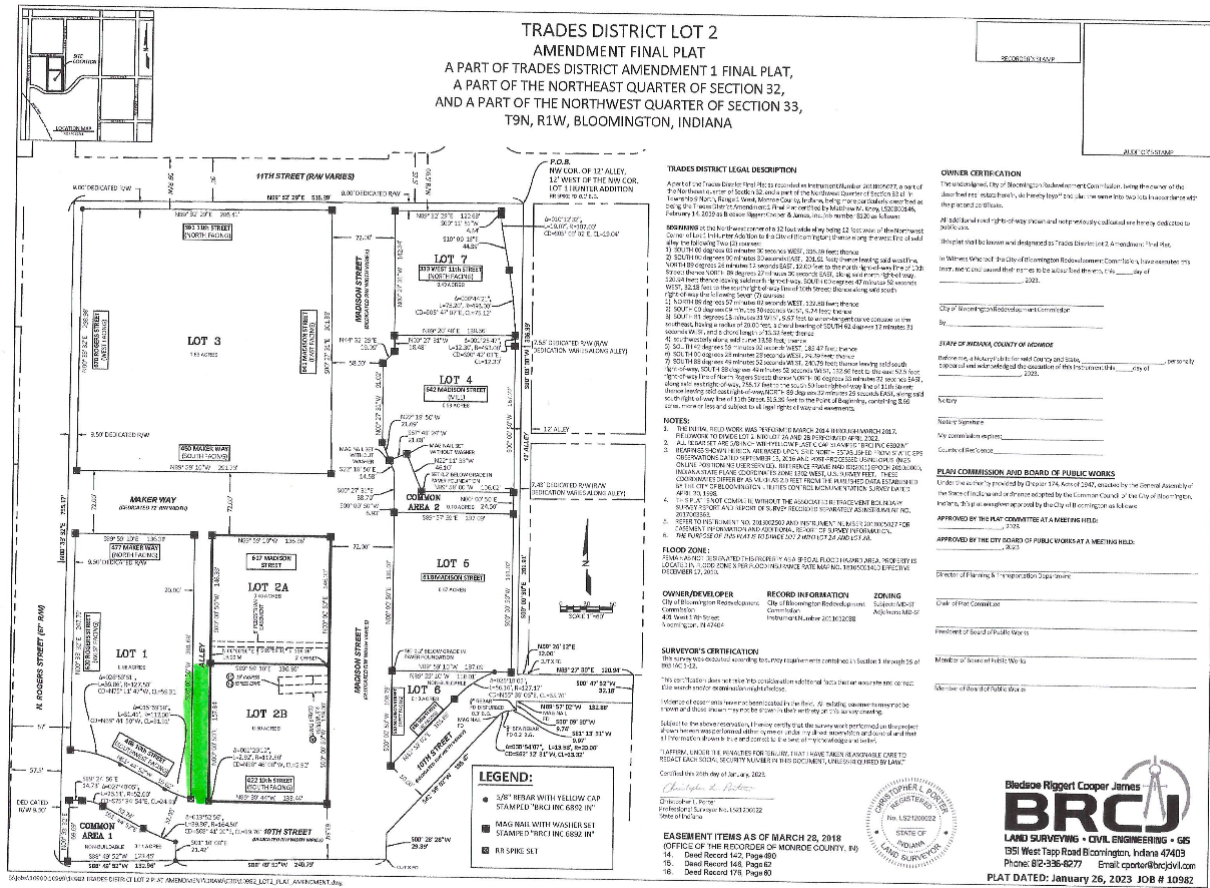
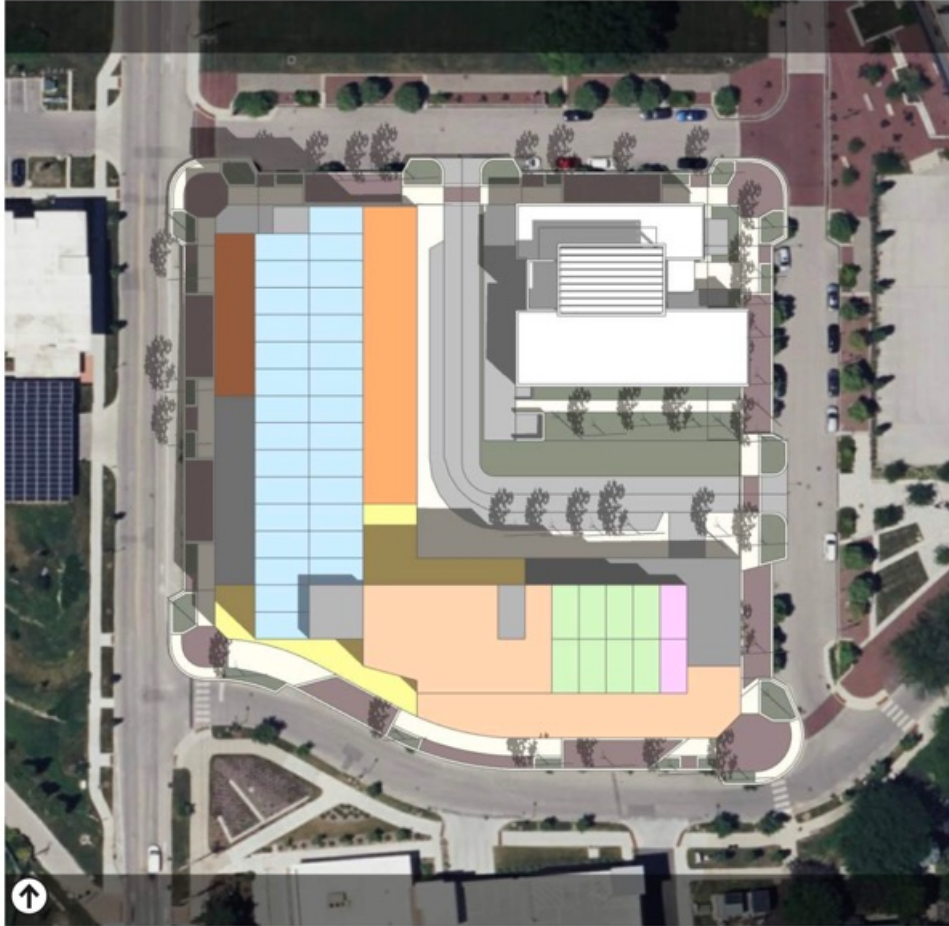


Exhibit C



PUBLIC RIGHT-OF-WAY VACATIONS

PROCEDURE AND CRITERIA FOR COMMON COUNCIL REVIEW

Persons who own or have an interest in any lots or parts of lots contiguous to a public way or place in the City of Bloomington may file a petition for vacation of the public way or place with the Common Council of the City of Bloomington. This information packet contains instructions regarding the procedures and criteria for right-of-way vacation petitions.

The Common Council strongly advises petitioners to utilize the pre-petition review process. Because Indiana statute requires public hearing within thirty (30) days of Petition to the Council, early submittals prior to review and notice to utilities and other owners may subject the Petitioner to unnecessary continuances or denials. These problems can be avoided by the pre-petition review process.

CRITERIA

The criteria which the Common Council utilizes when reviewing a public right-of-way vacation request are as follows:

CURRENT STATUS-ACCESS TO PROPERTY: The current utilization of the right-of-way in question--as means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.

NECESSITY FOR GROWTH OF THE CITY:

Future Status: The future potential for public utilization, possible future need for the R.O.W. due to future changes in land use;

Proposed Private Ownership Utilization: The proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to City growth);

Compliance with Regulations: The effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change-of-use?);

Relation to Plans: The relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

PROCEDURE

The procedure for right-of-way vacation petitions involves two basic steps. First, a pre-petition review of the petition by Planning Department staff; second, review and action by the Common Council. This procedure is detailed as follows:

I. Pre-Petition Review by Planning Staff

A. Petitioner should submit the following information to the planning staff:

1. A letter requesting pre-petition review, explaining and justifying the proposed utilization of the right-of-way and addressing, in detail, the criteria for vacation;

2. An accurate legal description of the proposed vacation;

3. A site plan or sketch map, drawn to scale, showing the right-of-way for which vacation is requested, and the adjoining properties;

4. A list of the names and addresses of owners of all property abutting the proposed vacation.

B. The Planning staff will then commence review of the submitted information and will consult with the various utilities (list is included in this packet) who may use the right-of-way. A recommendation will be made and petitioner will be notified that planning review is completed. Please allow 2-3 weeks for this review. The Petition for Vacation of Right of Way should be filed, by the Petitioner, with the Common Council office following completion of this review by the Planning Staff.

C. If easements for utilities within the right of way to be vacated are needed, the Planning Department will contact the Petitioner so that the documents can be prepared prior to Petition to the Common Council.

II. Common Council Review and Action.

A. The Petitioner should submit the following to the Common Council Office following completion of review by the Planning Staff:

1. A Completed Petition for Vacation of Right of Way;

2. The Planning Staff will forward additional information provided by the Petitioner and the Planning Staff recommendation to the Council Office.

B. Upon submission of the above Petition, the Council Office will set a date for the public hearing. This date will likely be a Committee meeting following first reading of the vacation Ordinance. Following first reading and committee/public hearing, action will be taken at the following Council meeting when the Ordinance is scheduled for second reading and vote. At that meeting, The Council may vacate the public way or place, in which case the City Clerk shall furnish a copy of the vacation ordinance to the County Recorder and the County Auditor.

III. Appeal

Any person aggrieved by a vacation of public right-of-way may appeal the vacation to the Monroe County Circuit Court within 30 days of adoption of the Ordinance.

Suggested format of letter to adjacent property owners and specified utilities and City agencies.

BLOOMINGTON COMMON COUNCIL

Notice of Public Hearing

Date: _____

The Bloomington Common Council will hold public hearings at 7:30 p.m. on
Wednesday, _____, and _____
198____, in the Council Chambers of the Bloomington Municipal Building at 220
East Third Street concerning the petition of _____
for the purpose of considering a public right-of-way vacation request for a(n)

for the right-of-way located at _____

and to which you are an adjacent property owner.

Under provisions of Indiana law, you may appear and speak on the merits
of this proposal at the public hearings at the times and dates as set out herein.
If you have any questions concerning this matter, you may telephone the City
Council Office at 339-2261, ext. 13 or 14.

Bloomington Common Council

Petitioner/Attorney for Petitioner

Address

Phone

ATTACHMENT A

UTILITIES AND CITY SERVICES TO BE NOTIFIED OF VACATION REQUESTS

Board of Public Works

339-2261 (Ext. 74)

Director

P.O. Box 100

Bloomington, IN 47402

Fire & Ambulance

332-9763

Fire Chief

P.O. Box 100

Bloomington, IN 47402

Indiana Gas

332-1443

Superintendent

205 South Madison

Bloomington, IN 47401

Public Service Indiana

336-6371

Manager

P.O. Box 1028

Bloomington, IN 47402

Utilities Department

339-1444 (Ext. 206)

Utility Engineer

P.O. Box 100

Bloomington, IN 47402

Police Department

339-4477

Chief of Police

P.O. Box 100

Bloomington, IN 47402

Monroe Cable TV

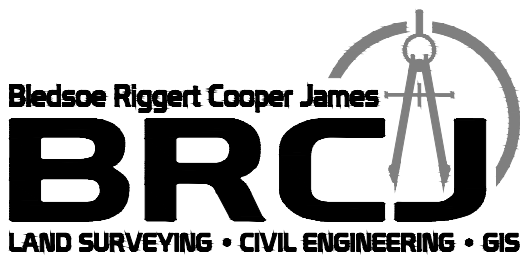
332-9486

Manager

1600 West 3rd Street

P.O. Box 729

Bloomington, IN 47402



ALLEY VACATION LEGAL DESCRIPTION
A PART OF THE TRADES DISTRICT LOT 2
AMENDMENT FINAL PLAT
MONROE CO., INDIANA
JOB No. 10982
Client Name: City of Bloomington
Department of Housing and Neighborhood
Development

A part of the Trades District Lot 2 Amendment Final Plat as recorded in Instrument Number 2023002418 in the Monroe County, Indiana, Recorder's Office, being that 0.07 acre tract of land shown on an alley vacation exhibit certified by Christopher L. Porter, LS21200022 on April 4, 2025, as part of Bledsoe Riggert Cooper & James, Inc., Job Number 10982 (all references to monuments and courses herein are as shown on said plat of survey), described as follows:

Beginning at a railroad spike marking the southwest corner of Lot 2B of said Trades District Lot 2 Amendment Final Plat; thence along the west line of said Lot 2B, NORTH 00 degrees 00 minutes 50 seconds EAST a distance of 157.84 feet to a Mag nail marking the northwest corner of said Lot 2B; thence leaving said west line and along the extended north line of said Lot 2B, NORTH 89 degrees 59 minutes 10 seconds WEST a distance of 20.00 feet to a Mag nail on the east line of Lot 1 of said Trades District Lot 2 Amendment Final Plat; thence leaving said extended north line and along said east line, SOUTH 00 degrees 00 minutes 50 seconds WEST a distance of 155.34 feet to a railroad spike marking the southeast corner of said Lot 1; thence leaving said east line and along a non-tangent curve to the left having a radius of 112.50 feet, a chord bearing of SOUTH 82 degrees 53 minutes 10 seconds EAST, a chord length of 20.15 feet, and an arc length of 20.18 feet, to the Point of Beginning, containing 0.07 acre, more or less.

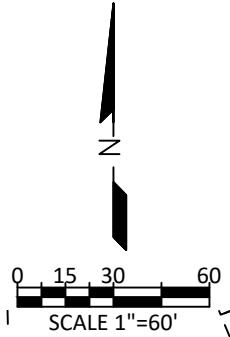
Certified this 4th day of April, 2025.

Christopher L. Porter
Registered Land Surveyor No. LS21200022
State of Indiana



SHEET 1 OF 2

ALLEY VACATION EXHIBIT
 A PART OF THE TRADES DISTRICT LOT 2
 AMENDMENT FINAL PLAT
 MONROE CO., INDIANA
 JOB No. 10982
 Client Name: City of Bloomington
 Department of Housing and Neighborhood
 Development




















NOTE:

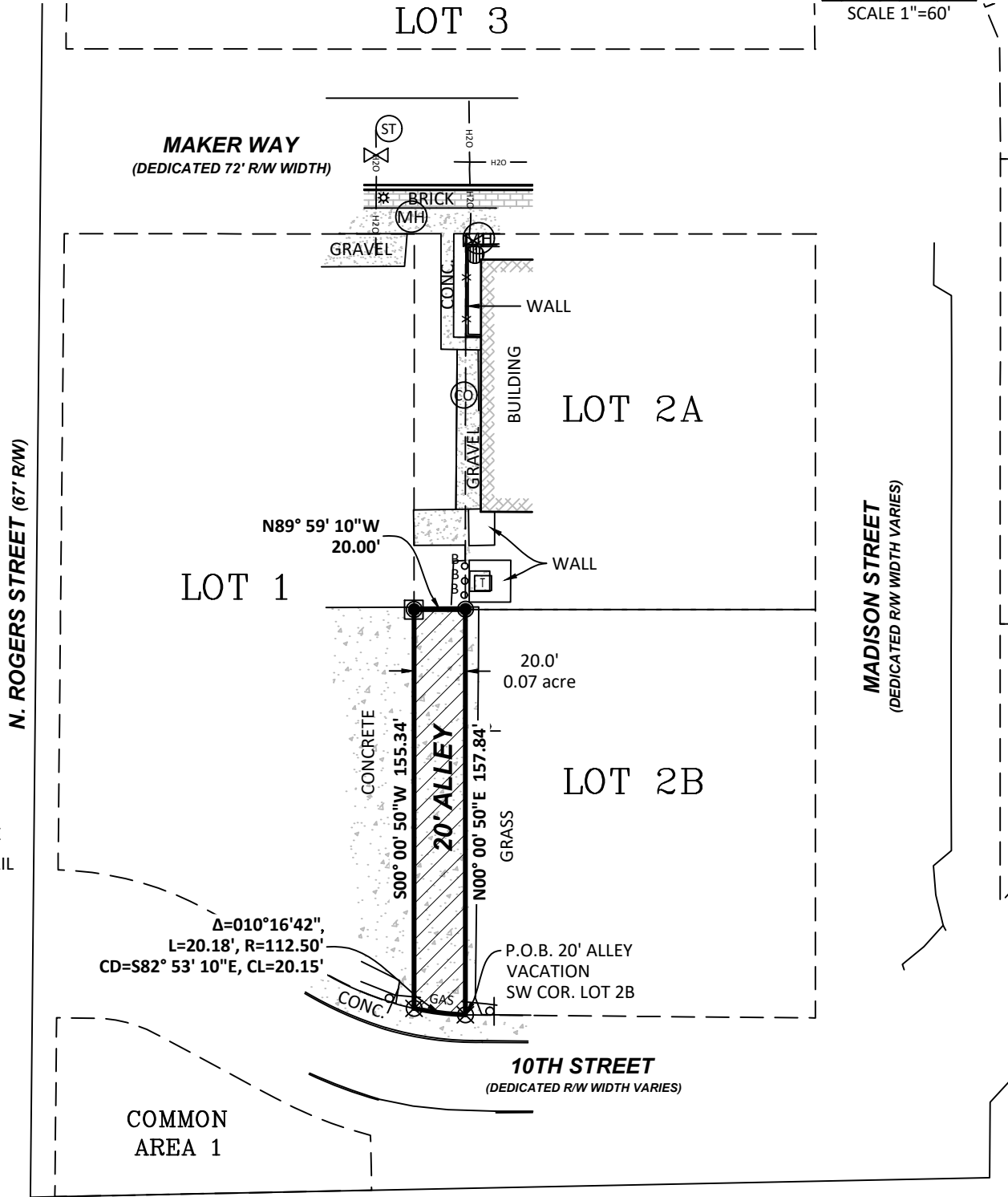
1. SEE THE FOLLOWING
 SURVEY FOR BOUNDARY
 LINE INFORMATION:
 TRADES DISTRICT LOT 2
 AMENDMENT FINAL PLAT
 RECORDED AS INST.
 NUMBER 2023002418

2. THIS DRAWING IS NOT
 INTENDED TO BE
 REPRESENTED AS A
 RETRACEMENT OR
 ORIGINAL BOUNDARY
 SURVEY, A ROUTE
 SURVEY, OR A SURVEYOR
 LOCATION REPORT.

3. FIELD WORK
 PERFORMED ON MARCH
 27, 2025.

LEGEND:

-  BUILDING
-  ALLEY TO BE VACATED
-  PARCEL LINE
-  FOUND RR SPIKE
-  FOUND MAG NAIL
-  SET MAG NAIL
-  STORM MH
-  MANHOLE
-  CLEANOUT
-  GAS LINE
-  WATER LINE
-  FENCE
-  TRANSFORMER
-  BOLLARD
-  CATCH BASIN
-  LIGHT POLE
-  WATER VALVE



SHEET 2 OF 2

S:\Jobs\10900-10999\10982 TRADES DISTRICT LOT 2 PLAT AMENDMENT\2025 ALLEY VACATION\DRAW\C3D\10982_C3D_ALLEY.dwg

Alley Vacation - Abutting Property Owners

North:

53-05-32-100-035.000-005 Trades District Community Development LLC
642 North Madison Street, Bloomington, Indiana 47404

West:

53-05-32-100-035.001-005 City of Bloomington Redevelopment Commission
401 N Morton Street, Suite 200, Bloomington, Indiana 47404

East:

53-05-32-100-035.012-005 City of Bloomington Redevelopment Commission
See West above.

53-05-32-100-035.002-005 City of Bloomington Redevelopment Commission
See West above.

South:

53-05-32-400-004.000-005 City of Bloomington Redevelopment Commission
See West above.

53-01-36-978-004.000-005 City of Bloomington Redevelopment Commission
See West above.

MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Deputy Administrator / Deputy Attorney for Common Council

Date: April 11, 2025

Re: Ordinance 2025-17 - An Ordinance to Amend Ordinance 2024-19 That Fixed the Salaries of Officers and Employees of the Police and Fire Departments for the City of Bloomington, Monroe County, Indiana for the Year 2025

Synopsis

This ordinance amends Ordinance 2024-19, An Ordinance Fixing Salaries for Officers and Employees of Police and Fire, by allowing Fire Department employees who were hired in December of 2024 but started in 2025 to receive a sign-on bonus; and by revising positions in the Police Department as follows: updated job titles and grades for three positions; adding a position; and removing a position. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.

Relevant Materials

- Ordinance 2025-17
- Staff Memo

Summary

Indiana Code [36-8-3-3\(d\)](#) states that the annual compensation of all members of a city's police and fire departments must be fixed by ordinance. Ordinance 2025-17 would amend one of the three 2025 salary ordinances adopted last year, which set the salaries for all of the officers and employees of the Police and Fire Departments. This amendment would incorporate requested changes to positions from those departments after reclassification through the WERC process. The staff memo details the positions that would be affected.

Contact

Sharr Pechac, Human Resources Director, 812-349-3404, sharr.pechac@bloomington.in.gov
Erica De Santis, Director of Compensation & Benefits, Human Resources, 812-349-3404, erica.desantis@bloomington.in.gov

ORDINANCE 2025-17

**AN ORDINANCE TO AMEND ORDINANCE 2024-19
THAT FIXED THE SALARIES OF OFFICERS AND EMPLOYEES OF THE POLICE AND
FIRE DEPARTMENTS FOR THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA
FOR THE YEAR 2025**

- WHEREAS, IC 36-8-3-3(d) authorizes Council to fix by ordinance the annual compensation for the members of the Fire Department of the City of Bloomington, Indiana; and
- WHEREAS, Salaries for City of Bloomington employees for 2025 were set by Ordinance 24-19 which was passed by the City of Bloomington Common Council (“Council”) on October 30, 2024 and approved by Mayor Kerry Thomson on October 31, 2024; and
- WHEREAS, the Mayor seeks to amend positions in the Police Department to change the grades and job titles for three positions, add one new position, and remove one existing position; and
- WHEREAS the Mayor also wishes to allow a firefighter recruit who was officially offered employment in December of 2024 but hired in January of 2025 to receive the \$5,000 signing bonus that Section I (H) of Ordinance 2023-24 set forth for all newly hired firefighters in 2024;

NOW, THEREFORE, BE IT HEREBY ORDINATED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

SECTION I. Ordinance 2024-19 shall be amended such that the following is added under Section I(B), “Additional Specialty Pay”:

Signing Bonus

Any individual who became eligible for and was offered employment with the Bloomington Fire Department in December of 2024, but whose official start date was in January of 2025, shall receive a \$5,000 signing bonus.

SECTION II. Ordinance 2024-19 shall be amended so that the following position is added in the Police Department under Section II(A), “CEDC”:

<u>Job Title</u>	<u>Grade</u>
Accreditation and Quality Assurance Specialist/ Telecommunicator II	6

SECTION III. Ordinance 2024-19 shall be amended by updating the titles for and changing the job grades listed for the following positions in the Police Department, listed in Section II(A) of the Ordinance, such that those positions will now read as follows:

<u>Prior Job Title</u>	<u>Updated Job Title</u>	<u>Grade</u>
Front Desk Clerk I	Front Desk Clerk I / Administrative Clerk II	5
Records Assistant Supervisor	Assistant Records Manager / Administrative Manager II	7
Records Supervisor	Records Manager / Administrative Manager III	9

Section IV. Ordinance 2024-19 shall be amended so that the “Director of Civilian Operations” position is eliminated from the Police Department under Section II(A).

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025, by the City of Bloomington Common Council.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me this _____ day of April _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Ordinance 2024-19, An Ordinance Fixing Salaries for Officers and Employees of Police and Fire, by allowing Fire Department employees who were hired in December of 2024 but started in 2025 to receive a sign-on bonus; and by revising positions in the Police Department as follows: updated job titles and grades for three positions; adding a position; and removing a position. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.



TO: City Council members

FROM: Human Resources Director Sharr Pechac and Erica De Santis, Director of Compensation and Benefits

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE: April 7, 2025

SUBJECT: 2025 Salary Ordinance 2024-17 for the Police and Fire Departments for the City of Bloomington

Ordinance 2024-17 sets the pay grades and salaries for the Police and Fire Departments.

The requested changes are explained below. Consistent with past practice, the grade classifications were determined through the new Workforce Evaluation and Realignment Committee (WERC). The estimated fiscal impact is included with each change described below. The fiscal impact for any new position includes the salary (budgeted at the midpoint of the pay range), a flat amount for benefits, retirement contributions, and taxes.

Fire requests to amend the salary ordinance to allow the City to pay the \$5,000 hiring bonus/incentive offered in 2024 to one firefighter who went through all the pre-requisites to be hired in 2024, but who technically began working for the City in early 2025. All of last year, this individual was told that they qualified for the incentive/bonus. However, a position didn't open up for this individual to take until mid-to-late December, 2024, and the City had no New Orientation dates left in 2024 due to the holidays. As such, this individual couldn't actually start until early January. The projected fiscal impact is \$5,382.50.

Police requests to create a new Accreditation and Quality Assurance Specialist / Telecommunicator II. They also request to eliminate the position of Director of Civil Operations. These changes will enable Police to restructure their operations for optimal efficiency. The net fiscal impact of these two changes is expected to save the City \$20,919.73 annually.

Police requests to upgrade their Front Desk Clerk I, Grade 4, to a Front Desk Clerk I / Administrative Clerk II, Grade 5. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$10,848.31.

Police requests to upgrade their Records Supervisor, Grade 8, to a Records Manager /Administrative Manager III, Grade 9. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$8,969.38.

Police requests to upgrade their Records Assistant Supervisor, Grade 6, to an Assistant Records Manager / Administrative Manager II, Grade 7. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$8,728.75.

The fiscal impact for each change outlined herein is covered by each department's existing personnel budget. As such, no additional appropriations or other budget adjustments are required for these changes.

The Administration supports these changes. Your approval of Ordinance 2025-17 is requested. Please feel free to contact me if you have any questions. This is needed to ensure compliance with federal regulations.

MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Deputy Administrator / Deputy Attorney for Common Council

Date: April 11, 2025

Re: Ordinance 2025-18 - An Ordinance to Amend Ordinance 2024-20 That Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2025

Synopsis

This ordinance amends Ordinance 2024-20, which fixed the salaries of appointed officers, non-union, and A.F.S.C.M.E. employees for the year 2025. This amendment revises the grade for one position, creates a position, and eliminates three positions. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.

Relevant Materials

- Ordinance 2025-18
- Staff Memo

Summary

Ordinance 2025-18 would amend one of the three 2025 salary ordinances adopted last year, which set the salaries for all appointed officers, non-union, and A.F.S.C.M.E. employees for the 2025 year. This amendment would incorporate several changes to non-union positions at the request of those departments. The staff memo details the positions that would be affected.

[Indiana Code 36-4-7-3](#) provides that the executive is authorized to fix the compensation of each appointive officer, deputy, or other employee of the city, subject to the approval of the city's legislative body. By approving this salary ordinance amendment, the Council is approving the changes to these positions as proposed by the executive.

Contact

Sharr Pechac, Human Resources Director, 812-349-3404, sharr.pechac@bloomington.in.gov
Erica De Santis, Director of Compensation & Benefits, Human Resources, 812-349-3404, erica.desantis@bloomington.in.gov

ORDINANCE 2025-18

**AN ORDINANCE TO AMEND ORDINANCE 2024-20
THAT FIXED THE SALARIES OF APPOINTED OFFICERS, NON-UNION, AND A.F.S.C.M.E.
EMPLOYEES FOR ALL THE DEPARTMENTS OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA FOR THE YEAR 2025**

WHEREAS, IC 36-4-7-3 authorizes the Mayor, subject to the approval to the Council, to fix the compensation of appointed officers, non-union, and A.F.S.C.M.E employees; and

WHEREAS, salaries for City of Bloomington employees for 2025 were set by Ordinance 2024-20 which was passed by the City of Bloomington Common Council (“Council”) on October 30, 2024 and approved by Mayor Kerry Thomson (“Mayor”) on October 31, 2024; and

WHEREAS, the Mayor desires to make or change appointments or positions within five different City departments, pursuant to the executive authority granted under IC 36-4-11-3, but which will also require amendments to the salary ordinance;

NOW, THEREFORE, BE IT HEREBY ORDINATED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Ordinance 2024-20 shall be amended so that the following position is added in the Housing and Neighborhood Development Department under Section 1:

<u>Job Title</u>	<u>Grade</u>
Operations Manager II	10

SECTION II. Ordinance 2024-20 shall be amended by changing the job grade listed for the following position in the Council Office under Section 1:

<u>Job Title</u>	<u>Grade</u>
Assistant Administrator/Legal Research Assistant	6

SECTION III. Ordinance 2024-20 shall be amended so that the following positions are eliminated from the following Departments under Section 1:

<u>Department/Division</u> (Followed by Job Title)	<u>Grade</u>
<u>Housing and Neighborhood Development</u>	
Program Manager (only one position)	9
<u>Utilities: T&D</u>	
Engineering Field Tech K9 Unit	6
Meter Technician II	U-107

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025, by the City of Bloomington Common Council.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me this _____ day of April _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Ordinance 2024-20, which fixed the salaries of appointed officers, non-union, and A.F.S.C.M.E. employees for the year 2025. This amendment revises the grade for one position, creates a position, and eliminates three positions. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.



TO: City Council members

FROM: Human Resources Director Sharr Pechac and Erica De Santis, Director of Compensation and Benefits

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE: April 7, 2025

SUBJECT: 2025 Salary Ordinance 2025-18 for Appointed Officers, Non-Union, and AFSCME Employees

Ordinance 24-20 sets the pay grades and salary ranges for Appointed Officers, Non-Union, and AFSCME Employees for 2025.

The requested changes are explained below. Consistent with past practice, the grade classifications were determined through the new Workforce Evaluation and Realignment Committee (WERC). The estimated fiscal impact is included with each change described below. The fiscal impact for any new position includes the salary (budgeted at the midpoint of the pay range), a flat amount for benefits, retirement contributions, and taxes.

Council Office requests to upgrade their Assistant Administrator/Research Assistant position from Grade 5 to Grade 6. This is needed for the office to be more competitive in the market, and also to assist with retention of staff, who often leave the Council position for other similar positions throughout the City. The projected fiscal impact of this change is \$14,070.02.

Housing and Neighborhood Development (HAND) requests to create a new position titled, "Operations Manager II," a Grade 10. HAND would also like to eliminate one (1) of its nine (9) Program Managers, which is a Grade 9. These changes are needed to restructure operations within the department. The net fiscal impact is projected to be \$10,233.22.

Utilities Transmission and Distribution (T & D) requests to eliminate one (1) of their two (2) Meter Technician II positions. This position is no longer needed due to technology upgrades with Advance Metering Infrastructure (AMI). Eliminating this position is expected to save \$70,800.38 annually.

Utilities T & D seeks to eliminate the Engineering Field Tech K9 Unit, Grade 6, that was created under the previous administration's leadership. This position was never filled and is not desired by the current administration. Eliminating this position is expected to save \$93,247.58 annually.

The fiscal impact for each change outlined herein is covered by each department's existing personnel budget. As such, no additional appropriations or other budget adjustments are required for these changes.

The Administration supports these changes. Your approval of Ordinance 2025-18 is requested. Please feel free to contact me if you have any questions. This is needed to ensure compliance with federal regulations.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Deputy Administrator / Deputy Attorney

Date: March 28, 2025

Re: Resolution 2025-07 – To Approve an Interlocal Cooperation Agreement Between the City of Bloomington, Indiana and the Bloomington Public Transportation Corporation

Synopsis

This resolution approves of an Interlocal Cooperation Agreement between the City and the Bloomington Public Transportation Corporation (BPTC).

Relevant Materials

- Resolution 2025-07
- Attachment A: Interlocal Cooperation Agreement between City of Bloomington and Bloomington Public Transportation Corporation
- Fiscal Impact Statement from City Staff

Summary

Resolution 2025-07 approves of an interlocal cooperation agreement between the City of Bloomington and the Bloomington Public Transportation Corporation (BPTC). Indiana Code [36-1-7-2](#) allows governmental entities (of which BPTC is a public corporate body that qualifies under [36-1-7-1](#)) to jointly exercise powers or for one entity to exercise a power on behalf of others by entering into written agreements. This resolution would authorize such an agreement.

The proposed interlocal agreement between the City and BPTC would compensate the City for the services it provides to BPTC, including legal services, risk management services, and information & technology services. The agreement is set to renew on a year-to-year basis, unless earlier terminated.

The City and BPTC have been negotiating these types of interlocal agreements for several years. For some historical reference, Resolutions [85-2](#), [85-41](#), [85-42](#), [90-3](#), and [91-1](#) approved similar types of interlocal agreements that compensated the City for its services to BPTC.

Contact

Margie Rice, Corporation Counsel, margie.rice@bloomington.in.gov, 812-349-3426

John Connell, john.connell@bloomingtontransit.com, 812-332-5688

RESOLUTION 2025-07
TO APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN
THE CITY OF BLOOMINGTON, INDIANA AND
THE BLOOMINGTON PUBLIC TRANSPORTATION CORPORATION

- WHEREAS, Indiana Code § 36-1-7 et seq. permits governmental entities to jointly exercise powers through Interlocal Cooperation Agreements; and
- WHEREAS, Indiana Code § 36-9-4-11 authorized the creation of the Bloomington Public Transportation Corporation (“BPTC”), which is a public corporate body, separate from and independent of the City of Bloomington (“City”), both of which are governmental entities empowered by Indiana Code § 36-1-7-1 to enter into Interlocal Cooperation Agreements; and
- WHEREAS, Indiana Code § 36-1-7-4 requires the fiscal body of the municipality to approve of all Interlocal Cooperation Agreements; and
- WHEREAS, Indiana Code § 36-9-4-33 authorizes the Board of Directors of a Public Transportation Corporation to contract with any person upon the terms and conditions the Board considers best for the Corporation; and
- WHEREAS, the City provides services to the BPTC, which if not so provided would have to be provided by the BPTC itself, or secured from private professional firms; and
- WHEREAS, the BPTC wishes to compensate the City for the services it provided;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to Indiana Code § 36-1-7 et seq., the Common Council of the City of Bloomington, as the fiscal and legislative body of the City of Bloomington, in Monroe County, Indiana, hereby approves the Interlocal Cooperation Agreement between the City of Bloomington and the Bloomington Public Transportation Corporation, a copy of which is attached hereto as Exhibit A and made a part hereof.

SECTION 2. If any sections, sentence or provision of this resolution, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared to be severable.

SECTION 3. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution approves of an Interlocal Cooperation Agreement between the City of Bloomington, Indiana and the Bloomington Public Transportation Corporation (BPTC).

**SERVICE AGREEMENT BETWEEN
THE CITY OF BLOOMINGTON, INDIANA AND
THE BLOOMINGTON PUBLIC TRANSPORTATION CORPORATION
FOR THE YEAR 2025**

WHEREAS, Ind. Code §36-9-4-11 authorized the creation of the Bloomington Public Transportation Corporation (“BPTC”), which is a municipal corporation, separate from and independent of the City of Bloomington; and

WHEREAS, Ind. Code §36-9-4-33 authorizes the Board of Directors of a Public Transportation Corporation to contract with any person upon the terms and conditions the Board considers best for the Corporation; and

WHEREAS, the City of Bloomington, Indiana (“City”) provides services to the BPTC, which if not so provided would have to be provided by the BPTC itself, or secured from private professional firms; and

WHEREAS, the BPTC wishes to compensate the City for the services provided; and

WHEREAS, these payments for services are based upon statistically verifiable costs which have been converted to an hourly rate or to an annual fee; and

WHEREAS, this Agreement may be renewed at the end of its term only after both the City and BPTC review the services provided so that the scope of services and compensation can be adjusted, if necessary;

NOW, THEREFORE, the City and the BPTC agree as follows:

1. Duration

- A. This Agreement shall be in full force and effect from January 1, 2025 until December 31, 2025. Unless terminated, this Agreement shall automatically renew from year to year without further approval or notice required.
- B. The parties agree that if either wishes to renegotiate this Agreement, they shall provide written notice, as required herein, to the other party and the parties shall meet, at a mutually agreeable time, to negotiate such changes and shall obtain all necessary approvals before the renegotiated agreement takes effect.

2. Purpose

The purpose of this Agreement is to establish that the City shall provide certain services to the BPTC, and that the BPTC shall compensate the City for these services.

3. Provision of Services

- A. The City shall provide the BPTC with the services of the City’s Legal Department including Risk Management services. Said services may include, but not be limited to:

- Securing insurance coverage in the amounts and types mutually agreed upon;
- Preparing, negotiating, and reviewing contracts;
- Representing the BPTC in legal matters;
- Initiating and responding to legal actions on behalf of the BPTC;
- Reviewing ordinances and resolutions;
- Advising and counseling Bloomington Transit management and the BPTC Board of Directors in legal matters;
- Investigating and administering BPTC tort claims and other insurance-related claims and/or lawsuits; and,
- Providing safety-related training for BPTC employees.

Attorney fees shall be billed quarterly at an hourly rate of \$97.87 per hour in 2025¹, based on the number of hours of legal service provided to BPTC. Clerical fees shall be billed quarterly at an hourly rate of \$30.90. These fees will increase by three percent each year of renewal of this Agreement. Legal will not bill BPTC for more than ten hours a month for clerical services.

B. The City, by and through its Information & Technology Services (ITS) Department shall provide the BPTC with comprehensive information technology (IT) operation and support services. Said IT services shall include, but not be limited to, the following:

- Coordination of the service and repair of BPTC desktop and server computers, including monitors and associated peripheral components. BPTC shall be responsible for any costs incurred to repair the equipment by outside vendors;
- Maintenance of the BPTC local area network;
- Coordination of computer hardware, software, peripheral device and general information technology purchasing and capital replacement;
- Management of operating system, server and software licensing;
- Deployment of tested standardized desktop builds;
- GIS services (mapping, address data maintenance, custom data requests);
- Provision of commodity Internet bandwidth;
- Provision and maintenance of network connectivity between BPTC facilities on the City's fiber optic ring;
- Webhosting for the BPTC's website, web services and mobile services;
- Provision of daily archiving and back-up services; and
- Ensuring compliance with federal and state requirements.

The City shall supply these services to BPTC subject to the following conditions:

- BPTC shall conform to all City of Bloomington IT policies, including the proper licensing of software, system security requirements and acceptable use standards;

¹ This rate was calculated based on the original rate of \$77.25 per hour in 2017 and the 3% annual increase per the terms of this contract.

- BPTC shall notify the ITS Help Desk of any IT support issues within one business day of occurrence;
- BPTC computers must be secured by ITS in such a way as to prevent modification and possess a standardized ITS desktop build;
- At BPTC's request, ITS shall develop technical specifications and minimum requirements for new technologies, including but not limited to software, hardware, externally-developed applications for the web or desktop;
- BPTC shall consult with ITS at the earliest stage of deliberations on new technologies. BPTC and ITS shall jointly analyze and evaluate new information technology systems before purchase by BPTC, including but not limited to software, hardware and externally-developed applications for the web, desktop or mobile-device environments; BPTC and ITS shall endeavor to reach reasonable and mutual agreement on new technologies to ensure compatibility and optimization with BPTC's local area network;
- BPTC reserves the right to make all final decisions on the purchase of new technologies (including but not limited to software, hardware and externally-developed applications for the web, desktop or mobile-device environments). In the event of disagreement on the selection of new technologies (including but not limited to software, hardware and externally-developed applications for the web, desktop or mobile-device environments), ITS reserves the right to not support any such new technology systems purchased by BPTC. At its option, ITS may terminate all provisions of Section 3.B. of this Agreement in accordance with Section 12 of this Agreement;
- BPTC shall adhere to and enforce the provisions of the City of Bloomington's Information Technology Policies and Procedures Manual, with the exception of Section 3.01 (B), personal use. Attached as Exhibit A is a copy of the IT manual. BPTC will set its own policies on personal computer use;
- BPTC shall not grant access to the City's network and networked systems to a third party except with the approval and facilitation of ITS;
- BPTC shall provide ITS with copies (digitally if possible) of current and future contracts with IT-related vendors, including up-to-date contract information;
- BPTC shall consult with ITS before making any changes to its facilities that could affect networking, printing, surveillance and/or telephone services and thus the quality of services ITS provides to BPTC;
- BPTC will strive to bring its systems in line with the ITS support environment over time;
- BPTC will work with ITS to clearly define who (vendors, BPTC staff or ITS staff) is responsible for the support of BPTC's various applications and servers;
- Barring disaster or other serious emergency, ITS shall assure BPTC of two-hour response time to any issues or problems with BPTC's local area network that affect BPTC's ability to successfully carry out mission critical functions. ITS shall assure BPTC of next day response time to any issues or problems with BPTC's local area network that affect non-mission critical functions;

- BPTC will keep its hardware and software up-to-date with regular maintenance;

ITS will provide BPTC with the same level of service and professionalism as it provides City departments.

ITS' costs of the services described herein shall be \$13,048.04 in 2025², to be paid in quarterly installments. This fee will increase by three percent each year of renewal of this Agreement.

4. Other Services

The City shall provide BPTC services from other City departments on an as-needed basis at the same fee charged for legal services.

5. Limitation on Scope of Services

The obligation of the City to provide services under this Agreement is subject to the right of each Department to refuse to perform any particular service or category of services where the Department determines that performance of same would be detrimental to the Department's ability to fulfill its City functions, for any reason. It is the intention of the City to continue the same or more general amount and level of service to BPTC as is presently being provided, while making explicit the City's right in the future, as it has done in the past, to refuse services to BPTC in situations described in this Paragraph.

6. Records

The City agrees to maintain all records necessary to support claimed costs, including hourly records of time spent by Legal and other staff in providing services to BPTC.

7. Direct Service Charges

The BPTC also agrees to pay any direct charges for certain central services actually used by BPTC which are accounted for and billed to City agencies as Internal Service Charges.

8. Notice

Any notices, submissions or documents required by this Agreement shall be sent to the City of Bloomington, care of the Mayor's Office, City Hall, Showers Plaza, Post Office Box 100, Bloomington, Indiana 47402 or to the Bloomington Public Transit Corporation, care of Bloomington Transit, 130 West Grimes Lane, Bloomington, Indiana 47403.

9. Access to Records and Reports

- A. The City agrees to permit any of the following parties to reproduce records related to this Agreement by any means whatsoever or to copy excerpts and transcriptions as reasonably needed: BPTC, Federal Transit Administration ("FTA"), the Comptroller General of the United States or any of their authorized representatives, the Secretary of Transportation

² This rate was calculated based on the original rate of \$10,300 in 2017 and the 3% annual increase per the terms of this contract.

of the United States or any of their authorized representatives, and the Indiana State Board of Accounts.

- B. The City agrees to maintain all books, records, accounts and reports required under this Agreement for a period of not less than three years after the date of termination or expiration of this Agreement, except in the event of litigation or settlement of claims arising from the performance of this Agreement, in which the City agrees to maintain same for five years after exhaustion of litigation.

10. No Obligation by the Federal Government

- A. The BPTC and the City acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this Agreement and shall not be subject to any obligations or liabilities to the BPTC, the City, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.
- B. The City agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clause shall not be modified.

11. Program Fraud and False or Fraudulent Statements or Related Acts

- A. The City acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. §3801 et.seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 C.F.R. Part 31, may apply to its actions pertaining to this Project. Upon execution of the underlying contract, the City certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make or causes to be made, pertaining to the underlying contract or the FTA assisted project for which this contract work is being performed. In addition to other penalties that may be applicable, the City further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the City to the extent the Federal Government deems appropriate.
- B. The City agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provide by FTA. It is further agreed that the clause shall not be modified.

12. Termination for Convenience

Either party may terminate this Agreement, in whole or in part, at any time by written notice to the other party when it is in the party's best interest. The City shall be paid its costs, including Agreement close-out costs, and on work performed up to the time of termination. The City shall promptly submit its termination claim to the BPTC to be paid to the City. If the City has any

property in its possession belonging to the BPTC, the City will account for the same, and dispose of it in the manner the BPTC directs.

13. Termination for Default

If the City fails to deliver supplies or to perform the services within the time specified in this Agreement or any extension or if the City fails to comply with any other provisions of this Agreement, the BPTC may terminate this Agreement for default. The BPTC shall terminate by delivering to the City a Notice of Termination specifying the nature of the default. The City will only be paid the Agreement price for supplies delivered and accepted or services performed in accordance with the manner or performance set forth in this Agreement.

If it is later determined by the BPTC that the City had an excusable reason for not performing, such as a strike, fire, or flood, events which are not the fault of or are beyond the control of the City, the BPTC, after setting up a new delivery of performance schedule, may allow the City to continue work, or treat the termination as a termination for convenience.

If BPTC fails to perform in the manner called for in this Agreement, or if BPTC fails to comply with any provisions of this Agreement, the City may terminate this Agreement for default. The City shall terminate by delivering to the BPTC a Notice of Termination specifying the nature of the default. The BPTC shall pay the Agreement price for supplies delivered and accepted or services performed in accordance with the manner or performance set forth in this Agreement.

If it is later determined by the City that the BPTC had an excusable reason for not performing, such as a strike, fire, or flood, events which are not the fault of or are beyond the control of the BPTC, the City, after setting up a new delivery of performance schedule, may continue work, or treat the termination as a termination for convenience.

14. Opportunity to Cure

Each party to this Agreement in their sole discretion may, in the case of a termination for breach or default, allow the other party ten (10) days in which to cure the defect. In such case, the notice of termination will state the time period in which cure is permitted, and other appropriate conditions.

If either party fails to remedy to the other party's satisfaction the breach or default of the terms, covenants, or conditions of this Agreement within ten (10) days after receipt of written notice setting forth the nature of said breach or default, the aggrieved party shall have the right to terminate this Agreement without any further obligation to the other party, except for the payment of any supplies or services performed prior to termination. Any such termination for default shall not in any way operate to preclude a party from also pursuing all available remedies for said breach or default.

15. Waiver of Remedies for Any Breach

In the event that a party to this Agreement elects to waive its remedies for any breach by the other party of any covenant, term or condition of this Agreement, such waiver shall not limit the

aggrieved party's remedies for any succeeding breach of that or any other term, covenant, or condition of this Agreement.

16. Civil Rights

The following requirements apply to the underlying Agreement:

- A. Nondiscrimination – In accordance with Title VI of the Civil Rights Act, as amended 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the City agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the City agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.
- B. Equal Employment Opportunity – The following equal employment opportunity requirements apply to the underlying Agreement:
 - (1) Race Color, Creed, National Origin, Sex – In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the City agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor,” 41 C.F.R. Parts 60 *et seq.*, (which implement Executive Order No. 11246, “Equal Employment Opportunity,” as amended by Executive Order No. 11275, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” 42 U.S.C. § 200e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect the performance undertaken in the course of this Agreement. The City agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. In addition, the City agrees to comply with any implementing requirements FTA may issue.
 - (2) Age – In accordance with section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. §§ 623 and Federal transit law 49 U.S.C. § 5332, the City agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the City agrees to comply with any implementing requirements FTA may issue.
 - (3) Disabilities – In accordance with Section 102 of the Americans with Disabilities, as amended, 42 U.S.C. § 12112, the City agrees that it will comply with the

requirements of U.S. Equal Employment Opportunity Commission, “Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act,” 29 C.F.R. part 1630, pertaining to employment of persons with disabilities. In addition, the City agrees to comply with any implementing requirements FTA may issue.

- C. Subcontracts – The City also agrees to include these requirements in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

17. Disputes

Should either party to this Agreement suffer injury or damage to person or property because of any act or omission of the party or of any of their employees, agents or others whose acts are legally liable, a claim for damages therefore shall be made in writing to such other party within a reasonable time after the first observance of such a damage.

All claims, counterclaims, disputes and other matters in question between the BPTC and the City arising out of or relating to this Agreement or its breach will be decided by good faith negotiation between the parties, followed by alternative dispute resolution such as mediation or arbitration if the parties mutually agree, or an action in a court of competent jurisdiction within the State in which the BPTC is located.

The duties and obligation imposed by this Agreement and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by the BPTC or the City shall constitute a waiver of any right or duty afforded any of them under the Agreement, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

18. Disadvantaged Business Enterprise

If applicable, the City agrees to the following measures to facilitate participation by disadvantaged business enterprises (DBE) in the project:

- A. This Agreement may be subject to the requirements of Title 49, Code of Federal Regulations, Part 26, *Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs*. The national goal for participation of Disadvantaged Business Enterprises (DBE) is 10%. BPTC’s overall goal for DBE participation is 0.48%
- B. The City shall not discriminate on the basis of race, color, national origin or sex in the performance of this Agreement. The City shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of this DOT-assisted Contract. Failure by the City to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as BPTC deems appropriate. Each

subcontract the City signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b)).

- C. The City and any subcontractors may be required to report its DBE participation obtained through race-neutral means throughout the period of performance.
- D. The City is required to pay its subcontractors performing work related to this Agreement for satisfactory performance of that work no later than 30 days after the City's receipt of payment for that work from the BPTC. In addition, the City is required to return any retainage payments to those subcontractors within 30 days after the City's work related to this Agreement is satisfactorily completed.
- E. The City must promptly notify BPTC, whenever a DBE subcontractor performing work related to this Agreement is terminated or fails to complete its work, and must make good faith efforts to engage another DBE subcontractor to perform at least the same amount of work. The City may not terminate any DBE subcontractor and perform that work through its own forces or those of an affiliate without prior written consent of BPTC.

19. Energy Conservation

If applicable, the City agrees to comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

20. Required State Assurances

The City hereby certifies that it is in full compliance with the E-verify requirements of I.C. 22-5-1.7-11 and with the non-investment in Iran requirements of I.C. 5-22-16.5.

21. Prompt Payment

The City agrees to pay each subcontractor or firm under this Agreement for satisfactory performance of its contract no later than thirty (30) days from the receipt of each payment the City receives from BPTC. The City agrees further to return retainage payments to each subcontractor or firm within thirty (30) days after the subcontractor or firm's work is satisfactorily completed. Any delay or postponement of payment from the above-referenced timeframe may occur only for good cause following written approval of BPTC. This clause applies to both DBE and non-DBE subcontractor or firms.

- A. If the City fails to pay the subcontractor or firm within thirty (30) days, the City must notify BPTC and the subcontractor or firm, in writing, of its intention to withhold all or part of the subcontractor or firm's payment with the reason for nonpayment.
- B. The City is obligated to pay interest to the subcontractor or firm on all amounts owed by the City that remain unpaid after thirty (30) days following receipt by the City of payment from BPTC for work performed by the subcontractor or firm under that contract, except for amounts withheld as allowed in subdivision A. of this section. Unless

otherwise provided under the terms of the contract, interest shall accrue at the rate of one percent (1%) per month, except for the amounts withheld for cause.

- C. Should either the City or subcontractor or firm advise BPTC of a payment issue involving a DBE contractor or firm, the DBE officer shall be notified so as to investigate, as appropriate.
- D. BPTC may conduct prompt payment audits that require the City to submit appropriate documentation to verify compliance with this provision.

22. Federal Changes

The City shall at all times comply with all applicable FTA regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the latest Master Agreement between BPTC and FTA, as they may be amended or promulgated from time to time during the term of this Agreement. The City's failure to do so comply shall constitute a material breach of this Agreement

DATED this _____ day of _____, 2025

CITY OF BLOOMINGTON

**BLOOMINGTON PUBLIC
TRANSPORTATION CORPORATION**

By: _____

Kerry Thomson, Mayor

By: _____

James McLary, Chair

**LEGISLATION NUMBER AND TITLE**

PROPOSED EFFECTIVE DATE

☒

FISCAL IMPACT FOUND. If the legislation appropriates funds and/or will have a major fiscal impact, please complete the following:

	FY -- CURRENT	FY -- SUCCEEDING	ANNUAL CONTINUING COSTS THEREAFTER
REVENUES	Legal - \$97.97/hour; Clerical - \$30.90/hour; ITS - \$13, 048.04		Increase 3% annually
EXPENDITURES		N/A	N/A
NET			

IMPACT ON REVENUE (DESCRIBE)

Increasing 3% rate annually for billable services to BPTC.

IMPACT ON EXPENDITURES (DESCRIBE)

N/A

FUTURE IMPACT. Describe factors which could lead to significant additional expenditures in the future.

FUNDS AFFECTED: TO BE COMPLETED BY CITY CONTROLLER

If the proposal affects City funds, please describe the funds affected and the effects of the legislation on these funds.

Signature of Controller

Taylor Brown
Signature of City Official
responsible for submitting legislation



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Deputy Council Administrator/Attorney

Date: April 11, 2025

Re: Resolution 2025-08 - To Approve Recommendations for Distribution of Community Development Block Grant (CDBG) Funds for 2025

Synopsis

The City of Bloomington is eligible for a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development estimated to be \$795,743.00. This resolution outlines program recommendations from the Citizen's Advisory Committee and the Redevelopment Commission. Pursuant to federal regulations, CDBG allocations are made across the following general program areas: Social Services Programs, Physical Improvements, and Administrative Services.

Relevant Materials

- Resolution 2025-08
- Staff Memo - Anna Killion-Hanson, Director, Housing and Neighborhood Development Department
 - Includes Project Summaries and Citizens Advisory Committee (CAC) membership
- Redevelopment Commission Resolution 25-40
 - Exhibit A - Physical Improvement Recommendations by CAC
 - Exhibit B - Social Service Recommendations by CAC
- Citizens Advisory Committee Materials
 - CDBG Eligibility Guidelines
 - Social Services - Application Scoring Criteria

Summary

Resolution 2025-08 approves recommendations for allocating Community Development Block Grant (CDBG) funds for 2025. Information and resources related to the CDBG Program can be found on the [HUD Exchange Explore CDBG Programs webpage](#). More information about eligibility and requirements can be found in the CDBG Program's [Entitlement Program Fact Sheet](#) and a general overview fact sheet [About the CDBG Program](#).

As an "entitlement" city, the City of Bloomington receives CDBG funds from the U.S. Housing and Urban Development Department (HUD). HUD determines the amount of each entitlement grantee's annual funding allocation by a statutory formula that uses several objective measures of community needs, including the extent of poverty, population,



housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. The City expects to receive approximately \$855,868 in CDBG funding this year.

Citizens Advisory Committees

HUD administers and regulates CDBG funds. HUD requires that funding for all projects and programs be tied to HAND's [Consolidated Plan](#). Additional information made available to applicants can be viewed online at [CDBG Application Information page](#).

The City also relies on a CDBG Citizens Advisory Committee (CAC), which is divided into two subcommittees: Social Services and Physical Improvements. The membership of CAC is as follows: two City Council members, two Redevelopment Commission members, and up to 18 community members appointed by the Mayor. The CAC meets as a whole committee only at the beginning of the process for an Organizational meeting. After that, each subcommittee meets separately. These two subcommittees review applications and make recommendations for the allocation of funds.

Eligibility and Allocation

[HUD regulations](#) require that the city use at least 70% of CDBG funds for the benefit of low-to-moderate income persons. The remaining funds may be used to prevent or eliminate blighted areas or to address community development needs arising from serious and immediate threats to the health or welfare of the community. HUD regulations also require that CDBG funds be allocated among three categories according to the following formula: no more than 15% may be allocated for social service programs; no more than 20% may be used for administrative costs; and at least 65% must be used for physical improvements. The allocation of funds in this resolution is split along those exact criteria.

The funding figure is an estimate, and HUD may send the city more or less than the expected amount of funds. For that reason, the recommendations and resolution specify how funds will be allocated in the event of a surplus or shortfall.

Contact

Anna Killion-Hanson, Director, HAND, anna.killionhanson@bloomington.in.gov, 812-349-3420

RESOLUTION 2025-08

TO APPROVE RECOMMENDATIONS FOR DISTRIBUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR 2025

- WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$795,743 of grant funds for Fiscal Year 2025 pursuant to the Housing and Community Development Act of 1974 as amended; and
- WHEREAS, the national objectives of the Community Development Program are:
1. first and foremost, the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income; and
 2. the elimination of slums and blight, and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally for persons of low and moderate income; and
 3. the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities; and
 4. the conversion and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income; and
 5. the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for development of viable urban communities; and
 6. the integration of income groups throughout the community by spreading persons of lower income into more prosperous neighborhoods and drawing persons of higher income to declining and deteriorated neighborhoods; and
 7. the alleviation of physical and economic distress through the stimulation of private investment and community revitalization; and
- WHEREAS, federal guidelines set forth a formula for funding where no more than 15% of the total grant may be allocated for social services programs, no more than 20% of the total grant may be allocated for administering these funds, and at least 65% of the total grant must be allocated for physical improvements; and
- WHEREAS, the allocation for administering the grant may be used for a broad range of direct and indirect costs which includes but is not limited to salaries, rent, and fuel; and
- WHEREAS, a statement of community development objectives and projected use of the funds has been advertised; and
- WHEREAS, said statement and projected use of funds reflects programs recommended by the Citizen's Advisory Committee and the Redevelopment Commission and are consistent with local and national objectives of the Housing and Community Development Act of 1974, as amended;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The following programs are approved as follows:

COMMUNITY DEVELOPMENT PROGRAMS SOCIAL SERVICES PROGRAMS FUNDING	FISCAL YEAR 2025 ALLOCATION
Boys & Girls Club- Ferguson Crestmont Afterschool Program	\$21,265.92
Community Kitchen- Free Meals Program	\$21,265.92
Hoosier Hills Food Bank- Food Distribution Program	\$17,515.92
Beacon, Inc.- A Friend’s Place Emergency Shelter	\$17,515.92
Mother Hubbard’s Cupboard- Food Pantry Program	\$17,515.92
Middle Way House- New Wings Emergency Shelter	\$12,140.92
Pathways (Monroe County United Ministries)- Compass Early Learning Center	\$12,140.92
TOTAL	\$119,361.45

COMMUNITY DEVELOPMENT PROGRAMS PHYSICAL IMPROVEMENTS PROGRAMS FUNDING	FISCAL YEAR 2025 ALLOCATION
City of Bloomington Utilities- Sewer Mains Extension Broadview	\$141,089.00
Centerstone of Indiana- Group Home Flooring	\$35,000.00
Middle Way House- Elevator Railing	\$9,418.00
LifeDesigns- 1826 Covey Kitchen, 922 Orris Roof	\$29,512.00
Pathways- Playground Water Fountains	\$20,000.00
New Hope for Families- Outdoor Classroom Shade Structures, Play Equipment	\$30,000.00
Summit Hill Community Development Corp.- Walnut Woods Playground	\$113,397
Mother Hubbard’s Cupboard- Lot Acquisition 1020 W Allen St.	\$138,816.95
TOTAL	\$517,232.95

COMMUNITY DEVELOPMENT PROGRAMS ADMINISTRATION FUNDING	FISCAL YEAR 2025 ALLOCATION
Administration of Housing and Neighborhood Development Department	\$159,148.60
TOTAL	\$159,148.60

TOTAL ALLOCATION	\$795,743.00
------------------	--------------

SECTION 2. In the event the City of Bloomington receives more or less of the anticipated funding, that amount shall be distributed in the following manner:

Social Services: If the 2025 funding level is greater than \$119,361.45, overage funds will be distributed as follows: All receiving agencies will have the funds distributed evenly with no amount to exceed \$25,000.

If the 2025 funding level is less than \$119,361.45, funds will be distributed as follows: All agencies will have funding reduced and split evenly among the seven recipients.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$119,361.45	All agencies will have funding reduced and split evenly	All agencies will have funding distributed evenly with no amount exceeding \$25k

Physical Improvements: If CDBG funding for Physical Improvements exceeds \$517,232.95, the additional funding will be allocated to the City of Bloomington HAND Rehab Projects.

If CDBG funding for Physical Improvements is less than \$517,232.95, the funding allocated to the Mother Hubbards Cupboard project shall be reduced but shall not reduce below \$100,000.00. If that threshold is met the New Hope for Families project funding will be reduced to \$0. However, if that produces available funds, but funds are less than \$30k, any remaining funds should be allocated to Mother Hubbards.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$517,232.95	Mother Hubbard's Cupboard Project reduces to no less than \$100,000.	Additional Funding Goes to HAND Rehabilitation Projects.
	If funding is unavailable to provide Mother Hubbard's Cupboard Project with at least \$100,000, then New Hope for Families Project will be reduced to \$0.00 and will not proceed.	
	If reducing New Hope yields additional funds of no less than \$30k the remaining funding shall be allocated to Mother Hubbard's Cupboard.	

Restriction on Project Start Until Completion of Environmental Review and Funding Agreement

No funds for a project approved by the Redevelopment Commission in this resolution or one approved by the Bloomington Common Council may be expended prior to the completion of an environmental review as required by Part 58 of the Federal Code of Regulations (CFR) and a Notice to Proceed being issued by City program staff. The Environmental Review Record (“ERR”) must be completed before any funds are obligated through the execution of a funding agreement between the City of Bloomington and the Subrecipient. The responsibility for issuing the Notice to Proceed shall rest with the City of Bloomington. Any activities within the scope of a project approved in this resolution that begin prior to the completion of the environmental review or execution of the funding agreement may be at risk of a choice limited action that could jeopardize project funding. Subrecipients are to coordinate with City CDBG program staff to appropriately plan project timelines.

SECTION 3. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

Nicole Bolden, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

The City of Bloomington is eligible for a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development estimated to be \$795,743.00. This resolution outlines program recommendations from the Citizen’s Advisory Committee and the Redevelopment Commission. Pursuant to federal regulations, CDBG allocations are made across the following general program areas: Social Services Programs, Physical Improvements, and Administrative Services.



To: Bloomington Common Council
From: Anna Killion-Hanson, Interim Director, Housing and Neighborhood Development Department
Date: April 16, 2025
Subject: Program Year 2025 Community Development Block Grant Funding

The Community Development Block Grant (CDBG) is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The primary objective is to develop viable urban communities by providing low to moderate income individuals with decent housing, a suitable living environment, and expanded economic opportunity. The City of Bloomington is an entitlement community under this program and receives an annual allocation of CDBG funds. The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to present a Consolidated Plan every five years. The Consolidated Plan outlines the objectives and anticipated program activities for the next five years that will utilize CDBG funds. This document requires the City to analyze its housing policies and practices, as well as evaluate access to housing within the community, and to make sure there are not discriminatory practices which would prevent access to free and affordable housing choices.

In addition, each entitlement community is required by HUD to develop a citizen participation plan as part of its Consolidated Plan. This plan sets out procedures for public input into the allocation process. The City of Bloomington has an extremely open process for public input. The allocation recommendations are made by the Citizens Advisory Committee (CAC), which is made up of citizens from the community, including members of the Common Council. A membership list is included in this packet. The CAC is divided into two sub-committees; one to review Physical Improvement applications and one to review Social Service applications. In addition to each sub-committee's public hearing, the Redevelopment Commission meeting during which the CDBG funding is considered for approval is also open to public comment.

Each year, an Annual Action Plan (AAP) is developed outlining the programs and activities that will be undertaken with the upcoming year's CDBG funds. The activities that will receive funding are divided into three distinct categories: Physical Improvements, Social Services, and Administration. By law, no more than 15% of the total grant may be used for Social Services and no more than 20% may be used for Administration. The remaining 65% is used for Physical Improvements. Additionally, the City can allocate any program income received. Program income is defined as gross income received by the grantee and its sub-recipients directly generated from the use of CDBG funds.

The fiscal year 2025-2026 estimated allocations are as follows:

Total Allocation:	\$795,743.00 (estimated total)
Physical Improvements:	\$517,232.95 (65%)
Social Services:	\$119,361.45 (15%)
Administration:	<u>\$159,148.60 (20%)</u>
Total:	\$795,743.00

Included in these materials is a brief description of each program and recommended allocation amount. Also attached is the Redevelopment Commission Resolution 25-40, which was approved by the RDC on April 7, 2025. Please note that at the time of the CAC recommendations and the passing of RDC Resolution 25-40, the CDBG annual allocation amount is an estimation. The Redevelopment Commission and Common Council Resolutions outline how funds should be allocated if more or less of the estimated amount is received. If approved, this Common Council Resolution will affirm the recommendations of the CAC, the Redevelopment Commission, and the Mayor.

Program Year 2025 Project Summaries

Physical Improvements Projects Summary

Centerstone

Contact- Melissa Brown

Amount- \$35,000.00

Project- Group Home Flooring.

Life Designs Inc.

Contact- Cindy Fleetwood

Amount- \$29,512.00

Project- 1826 Covey Kitchen, 922 Orris Roof

Pathways

Contact- Katie

Broadfoot

Amount- \$20,000

Project- Playground Water Fountains

New Hope For Families

Contact- Emily Pike

Amount- \$30,000.00

Project- Outdoor Classroom Shade Structures, Play Equipment.

Summit Hill Community Development Corporation (SHCDC)

Contact- Nathan Ferreira

Amount- \$113,397.00

Project- Walnut Woods Playground

City of Bloomington Utilities

Contact- Holly

McLauchlin

Amount-\$141,089.00

Project- Sewer Mains Extension Broadview

Middle Way House

Contact- Kloe

Timmons

Amount- \$9,418.00

Project- Elevator Railing

Mother Hubbard's Cupboard

Contact- Erika

Wheeler

Amount-\$138,816.95

Project- Lot Acquisition 1020 W Allen St.

Social Services Project Summary

Hoosier Hills Food Bank

Contact- Julio Alonso

Amount- \$17,515.92

Project- Purchase Food for Distribution

Community Kitchen

Contact- Vicki Pierce

Amount- \$21,265.92

Project- Support the agency's ongoing program: free meals service

Boys & Girls Club

Contact- Leslie Abshier

Amount- \$21,265.92

Project- Ferguson Crestmont Center After School Care and Programs.

Mother Hubbard's Cupboard

Contact- Erika Wheeler

Amount- \$17,515.92

Project- Support of Food Pantry Program

Middle Way House

Contact- Kloe Timmons

Amount- \$12,140.92

Project- New Wings Emergency Domestic Violence Shelter

Beacon

Contact – Forrest Gilmore

Amount - \$17,515.92

Project – Friends Place Emergency Shelter

Monroe County United Ministries

Contact- Katie Broadfoot

Amount- \$12,140.92

Project- Compass Early Learning Center

**Program Year 2024
Citizens Advisory Committee (CAC) Membership**

Name	Subcommittee	Term Expires
Terry Amsler	Social Services, (Mayor)	August 31, 2025
Michelle Gilchrist	Social Services, (Mayor)	August 31, 2025
Chris Hazel Chair of CAC	Social Services, (Mayor)	August 31, 2025
Sue Sgambelluri Redevelopment Commission	Social Services, (RDC appointment)	August 31, 2025
Jill Jolliff	Social Services, (Mayor)	August 31, 2025
HAND STAFF FOR CDBG SOCIAL SERVICES Cody Toothman 812-349-3512 cody.toothman@bloomington.in.gov		

Name	Subcommittee	Term Expires
Kyla Cox Deckard	Physical Improvements (Mayor)	August 31, 2023
Mitch Berg	Physical Improvements (Mayor)	August 31, 2023
Randy Cassidy Redevelopment Commission	Physical Improvements RDV Commission	August 31, 2023 Annual BRC appointment
Cory Hawkins	Physical Improvements, (Mayor)	August 31, 2023
Councilmember Kate Rosenbarger	Physical Improvements, (Mayor)	August 31, 2023
HAND STAFF FOR CDBG PHYSICAL IMPROVEMENTS		
Matt Swinney 812-349-3580 swinney@bloomington.in.gov		

25-40
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE CITY OF BLOOMINGTON, INDIANA

ALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
FOR PROGRAM YEAR 2025

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the estimated amount of \$795,743.00 for Program Year 2025;

WHEREAS, 15% of the grant can be used for social services, 20% for administration and 65% for physical improvements which allocations are as follows

\$517,232.95 for Physical Improvements
\$119,361.45 for Social Services
\$159,148.60 for the Administration of the program;

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through the efforts of the Citizens' Advisory Committee;

WHEREAS, the Citizens' Advisory Committee has also made recommendations on how to distribute any funds received that are over or less than the estimated amount since the final allocation amount has not been received; and,

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the Citizens' Advisory Committee for allocation of funds anticipated to be received.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

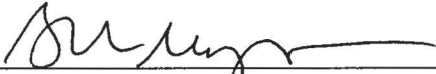
The Bloomington Redevelopment Commission hereby approves:

1. The Citizens' Advisory Committee's recommendations of the programs (attached hereto and made a part herein as **Exhibit A** and **Exhibit B**) and finds that said recommendations will best serve the local and national objectives of the program; and,
2. If the received allocation is more or less than expected, the adjustment will be made to all of the approved social service programs and the approved physical improvement programs in accordance with the recommendations of the Citizens' Advisory Committees as outlined in **Exhibit A** and **Exhibit B**.

Restriction on Project Start Until Completion of Environmental Review and Funding Agreement

No funds for a project approved by the Redevelopment Commission in this resolution or one approved by the Bloomington Common Council may be expended prior to the completion of an environmental review as required by Part 58 of the Code of Federal Regulations (CFR) and a Notice to Proceed issued by City program staff. The Environmental Review Record ("ERR") must be completed before any funds are obligated through the execution of a funding agreement between the City of Bloomington and the Subrecipient. The responsibility for issuing the Notice to Proceed shall rest with the City of Bloomington. Any activities within the scope of a project approved in this resolution that begin prior to the completion of the environmental review or to execution of the funding agreement may be at risk of a choice limited action that endangers funding. Subrecipients are to coordinate with City CDBG program staff to appropriately plan project timelines.

BLOOMINGTON REDEVELOPMENT COMMISSION



Deborah Myerson, President

ATTEST:



John West, Secretary

04/07/25

Date

Exhibit A

PHYSICAL IMPROVEMENT RECOMMENDATIONS

	2025 Request	CAC Recommendation
City of Bloomington Utilities- Sewer Mains Extension Broadview	\$141,089.00	\$141,089.00
Centerstone of Indiana – Group Home Flooring	\$35,000.00	\$35,000.00
Middle Way House Inc. – Elevator Railing	\$9,418.00	\$9,418.00
LifeDesigns – 1826 Covey Kitchen, 922 Orris Roof	\$29,512.00	\$29,512.00
Pathways – Playground Water Fountains	\$40,000.00	\$20,000.00
New Hope For Families – Outdoor Classroom Shad Structures, Play equipment	\$120,000.00	\$30,000.00
Summit Hill Community Development Corp. Bloomington Housing Authority – Walnut Woods Playground	\$113,397.00	\$113,397.00
Mother Hubbard’s Cupboard – Lot Acquisition 1020 W Allen St.	\$200,000.00	\$138,816.95
City of Bloomington HAND – Rehab Projects	<u>\$200,000.00</u>	<u>\$0.00</u>
Physical Improvements Total:	\$888,416.00	\$517,232.95

If CDBG funding for Physical Improvements exceeds \$517,232.95, the additional funding will be allocated to the City of Bloomington HAND Rehab Projects.

If CDBG funding for Physical Improvements is less than \$517,232.95, the funding allocated to the Mother Hubbards Cupboard project shall be reduced to no less than \$100,000.00. If Mother Hubbard’s Cupboard is reduced to less than \$100,000 the New Hope for Families project funding will be reduced to \$0. If reducing the New Hope for Families project to \$0.00 yields additional funds that are less than \$30,000, the remaining funds should be allocated to Mother Hubbards.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$517,232.95	Mother Hubbard’s Cupboard Project reduces to no less than \$100,000.	Additional Funding Goes to HAND Rehabilitation Projects.
	If funding is unavailable to provide Mother Hubbard’s Cupboard Project with at least \$100,000, then New Hope for Families Project will be reduced to \$0.00 and will not proceed.	
	If reducing New Hope yields additional funds of no less than \$30k the remaining funding shall be allocated to Mother Hubbard’s Cupboard.	

EXHIBIT B

SOCIAL SERVICE RECOMMENDATIONS

	2025 Request	CAC Recommendations
Boys & Girls Club	\$25,000.00	\$21,265.92
Community Kitchen	\$25,000.00	\$21,265.92
Hoosier Hills Food Bank	\$25,000.00	\$17,515.92
Beacon, Inc.	\$25,000.00	\$17,515.92
Mother Hubbard's Cupboard	\$25,000.00	\$17,515.92
Middle Way House	\$25,000.00	\$12,140.92
Pathways (Monroe County United Ministries)	\$25,000.00	\$12,140.92
Pantry 279	\$25,000.00	\$0.00
New Leaf New Life	\$25,000.00	\$0.00
Bloomington Housing Authority	\$25,000.00	\$0.00
New Hope for Families	\$25,000.00	\$0.00
Courage to Change Sober Living	\$20,000.00	\$0.00
My Sister's Closet	<u>\$25,000.00</u>	<u>\$0.00</u>
<i>SUBTOTAL</i>	\$320,000.00	\$119,361.45
TOTAL REQUESTED ALL FUNDED AGENCIES	\$320,000.00.	
TOTAL AMOUNT OF FUNDS AVAILABLE (ESTIMATED)		\$119,361.45
TOTAL AMOUNT ALLOCATED		\$119,361.45

If the 2025 funding level is greater than \$119,361.45, additional funds will be distributed evenly with no amount to exceed \$25,000. If the 2025 funding level is less than \$119,361.45, funds will be reduced and split evenly among the seven recipients.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$119,361.45	All agencies will have funding reduced and split evenly.	All agencies will have funding distributed evenly with no amount exceeding \$25k.

CDBG ELIGIBLE AND INELIGIBLE PROJECTS

(Excerpts from the CDBG regulations)

570.201 – Basic Eligible Activities

- (a) Acquisition of real property.
- (b) Disposition of real property.
- (c) Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.
- (d) Clearance activities.
- (e) Public services: Provision of public services (including labor, supplies, and materials) which are directed toward improving the community's public services and facilities; including, but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare, or recreational needs.
- (f) Interim assistance. Activities undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration. And activities to alleviate emergency conditions threatening the public health and safety.
- (n) Homeownership assistance. Acquisition, down payment and closing cost assistance to low- or moderate-income homebuyers.
- (o) Microenterprise Assistance.

570.202 – Eligible Rehabilitation and Preservation Activities

- (a) CDBG funds may be used to finance the rehabilitation of :
 - (1) Privately owned buildings and improvements for residential purposes;
 - (2) Low-income public housing and other publicly owned residential buildings and improvements; and
 - (3) Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations.
 - (4) Nonprofit-owned nonresidential building and improvements not eligible under 570.201 (c).
- (b) Types of assistance. To assist various types of rehabilitation activities, and related cost for buildings and improvements described in paragraph (a) of this section.

- (c) Code enforcement.
- (d) Historic Preservation: CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned.
- (f) Lead-based paint hazard evaluation and reduction.

570.203 – Eligible Special Economic Development Activities

- (a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements.

570.204 – Special Activities by Community-Based Development Organizations (CDBOs)

- (a) Eligible activities.
 - (1) Neighborhood revitalization projects.
 - (2) Community economic development projects.
 - (3) Energy conservation projects.

570.205 – Eligible Planning, Urban Environmental Design and Policy-Planning-Management-Capacity Building Activities

- (a) Costs of data-gathering, studies, analysis, and preparation of plans and identification of actions that will implement such plans.
- (b) Policy-planning-management-capacity building activities.

570.206 – Program Administration Costs

570.207 – Ineligible Activities

- (a) The following activities may not be assisted with CDBG funds:
 - (1) Buildings or portions thereof, used for the general conduct of government;
 - (2) General government expenses; and
 - (3) Political activities.
- (b) The following activities are generally ineligible for CDBG funds:
 - (1) Purchase of equipment;
 - (2) Operating and maintenance expenses; and
 - (3) Construction of new permanent residential structures.

CDBG Public Services Application Score Card

Application Scoring Descriptions

Selection Criteria	Description	Points Possible	Point Breakdown
Low Income Beneficiaries	<p>Agency Serves large number/percentage of low income individuals.</p> <p>Does the agency serve a large percentage of their targeted niche?</p> <p>Does the agency serve low income beneficiaries in other communities as well?</p>	10	91-100% - 10 81-90% - 8 71-80% - 6 61 – 70% - 4 51-60% - 2
City of Bloomington Beneficiaries	Are the majority of program beneficiaries low to moderate income residents within the city limits of Bloomington.	10	91-100% - 10 81-90% - 8 71-80% - 6 61 – 70% - 4 51-60% - 2
Scope of Services	<p>Do the Program Objectives and Units of Service meet the needs of the target population</p> <p>Do the listed Objectives provide services to a wider scope of needs or is it narrow in focus?</p>	20	Needs Met Efficiently - 20 Needs mostly met -15 Adequately Meets needs- 10 Deficiency in objectives meting needs - 5 Objectives Miss the mark compared to needs - 0
National/Local Objectives	Application proposes a program that meets a National Objective and serves a need identified in the City of Bloomington's Consolidated Plan.	15	Consolidated Plan Priority- 15 Social service that serves a wide community need but not prioritized in plan- 8 Does not serve identified community need - 0
Budget	Applicant demonstrates reasonable self- sufficiency for program implementation. Applicant is not depending on CDBG funding to fund the majority of the program.	10	% of funds for program as CDBG Funding 0-10% - 10 11- 20% - 8 21-30% - 6 31-40% - 4 41-50% - 2
Financial Management	Application demonstrates that the Applicant engages in independent audits/financial reviews, will be able to provide meaningful services with awarded funds and has a financial management system and plans in place to account for scenarios that may affect operational capacity or result in any downturn.	5	Requirements met- 5 Information provided leaves poor picture/understanding - 0

Program Design	Program design allows for growth or stability that is reflected in their service capacity. Steady growth or stability is reflected within their budget.	15	Very Well - 15 Well -10 Adequate - 5 Fair - 3 Poor – 0
Outcomes	Does the agency have a way to track outcomes and successes of the program’s beneficiaries? Is the explanation of outcome measurement clear and efficient?	15	Very Well - 15 Well -10 Adequate - 5 Fair - 3 Poor – 0
	Total Points:	100	

MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Lisa Lehner, Administrator/Attorney for Common Council

Date: March 28, 2025

Re: Appropriation Ordinance 2025-04 – To Transfer from the General Fund to Various Departments Within the General Fund, and to the Economic Development Local Income Tax Fund, the Parks and Recreation General Fund, the Parking Meter Fund, the Parking Facilities Fund, the Motor Vehicle Highway Fund, the Alternative Transportation Fund, the Fleet Maintenance Fund and the Sanitation Fund

Synopsis

Appropriation Ordinance 2025-04 appropriates various transfers of funds within the General Fund, from the Human Resources Department to various departments, and from the General Fund to various funds and various departments, to correct the personnel budgets and align with the 2025 salary ordinance.

Relevant Materials

- Appropriation Ordinance 2025-04
 - Staff Memo and Attachments from Jessica McClellan, Controller

Summary

In 2024 Ordinance 2024-20 changed the grade levels and classifications of various positions within the City's organizational structure. These changes necessitated corresponding adjustments in salary and associated FICA and PERF contributions. The Office of the Controller has calculated the costs of these adjustments and now seeks to transfer funds to cover those costs.

Council's Rights and Duties

As the City's fiscal officer, the Controller is responsible for managing the finances and accounts of the City of Bloomington and making investments of City money, subject to the ordinances of the Council. [IC 36-4-10-5\(b\)\(9\)](#).

As the City's legislative body, the Council may pass ordinances for the government of the City, for the control of the City's property and finances, and for the appropriation of money. [IC 36-4-6-18](#). This legislative power includes establishing funds and transferring monies between them. The Council also has the power to make further or additional appropriations by ordinance on the recommendation of the City Executive. [IC 36-4-7-8](#). An appropriation ordinance must specify, by items, the amount of each appropriation and the department for which it is made. [IC 36-4-7-9](#).

This legislation falls within the Council's statutory legislative powers. The Controller has recommended that the Council pass the appropriation ordinance in order to make this appropriation, as required by the IC 36-4-7-8. Appropriation Ordinance 2025-04 specifies

the amount of each appropriation and “the department” for which it is made, in compliance with IC 36-4-7-9.

Publication of Notice of Public Hearing

The second reading of Appropriation Ordinance 2025-04 is scheduled on April 16, 2025 at 6:30pm. The April 16, 2025 meeting will constitute the public hearing of this proposed additional appropriation. The notice of such public hearing appears to comply with the requirements of IC 5-3-1-2(b).

Contact

Jessica McClellan, Controller, 812-349-3412, jessica.mcclellan@bloomington.in.gov

APPROPRIATION ORDINANCE 2025-04

**TO TRANSFER FROM THE GENERAL FUND TO VARIOUS DEPARTMENTS WITHIN THE
GENERAL FUND, AND TO THE ECONOMIC DEVELOPMENT LOCAL INCOME TAX FUND, THE
PARK AND RECREATION GENERAL FUND, THE PARKING METER FUND, THE PARKING
FACILITIES FUND, THE MOTOR VEHICLE HIGHWAY FUND, THE ALTERNATIVE
TRANSPORTATION FUND, THE FLEET MAINTENANCE FUND AND THE SANITATION FUND**

- WHEREAS; the Human Resources Department desires to transfer funds from the General Fund, Classification 1 (Personnel Services), to other departments in the General Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budgets; and
- WHEREAS; the Human Resources Department desires to transfer funds from the General Fund, Classification 1 (Personnel Services), to other departments in the Economic Development Local Income Tax Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budgets; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works - Street department in the Motor Vehicle Highway Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Parks department in the Parks & Recreation General Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works - Parking department in the Parking Meter Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budgets; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works - Parking department in the Parking Facilities Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works – Fleet Maintenance department in the Fleet Maintenance Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works – Sanitation department in the Sanitation Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; the Human Resources Department within the General Fund desires to transfer funds from Classification 1 (Personnel Services) to the Public Works – Parking department in the Alternative Transportation Fund for Classification 1 (Personnel Services) expenditures not included in the adopted budget; and
- WHEREAS; notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other interested persons had an opportunity to appear and express their views as to such appropriation; and
- WHEREAS; the Common Council now finds that all conditions precedent to the adoption of an ordinance authorizing an additional appropriation of the City have been complied with in accordance with Indiana law;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. For the expenses of the City of Bloomington, Monroe County, Indiana, the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

1101	General Fund		
	Human Resources		
	Category 1 Balance	\$	6,000,000
	Total Transfers		(3,781,536)
	Category 1 Balance	\$	2,218,464

1101	General Fund		
	Category 1		
	Common Council	\$	42,264
	Community & Family Resources		200,066
	Economic & Sustainable Dev.		173,719
	Engineering		220,033
	Fire		103,635
	Housing & Neighborhood Dev.		305,594
	ITS		366,967
	Legal		56,835
	Planning		318,376
	Police		480,490
	Public Works - Admin		72,616
	Public Works - Animal Control		141,736
	Public Works Facilities		53,382
	Total	\$	2,535,712
2201	Motor Vehicle Highway Fund		
	Category 1		
	Public Works - Street	\$	146,219
2204	Parks General Fund		
	Category 1		
	Parks	\$	564,183
2207	Parking Meter Fund		
	Category 1		
	Public Works - Parking	\$	26,370
2209	Economic Development LIT Fund		
	Category 1		
	Community & Family Resources	\$	32,535
	Controller		169,325
	Fire		29,192
	Housing & Neighborhood Dev.		24,890
	Human Resources		107,201
	Police		7,200
	Total	\$	370,343
2520	Parking Facilities Fund		
	Category 1		
	Public Works - Parking	\$	38,833
2521	Alternative Transportation Fund		

Category 1 Public Works - Parking		\$ 10,327
6604	Sanitation Fund Category 1 Public Works - Sanitation	\$ 39,766
7702	Fleet Maintenance Fund Category 1 Public Works Fleet Maintenance	\$ 49,783
Grand Total		\$ 3,781,536

SECTION 2. Each of the Mayor and the Controller is hereby authorized and directed, for and on behalf of the City, to execute and deliver any agreement, certificate or other instrument or take any other action which such officer determines to be necessary or desirable to carry out the intent of this Ordinance, including the filing of a report of an additional appropriation with the Indiana Department of Local Government Finance, which determination shall be conclusively evidenced by such officer’s having executed such agreement, certificate or other instrument or having taken such other action, and any such agreement, certificate or other instrument heretofore executed and delivered and any such other action heretofore taken are hereby ratified and approved.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

Appropriation Ordinance 2025-04 appropriates various transfers of funds within the General Fund, from the Human Resources Department to various departments, and from the General Fund to various funds and various departments, to correct the personnel budgets and align with the 2025 salary ordinance.



MEMO FROM CONTROLLER MCCLELLAN:

To: Members of the Common Council

From: Jessica McClellan, Controller

Date: 3/24/2025

Re: Ordinance 2025-04 – To transfer appropriations in the General Fund to various departments and various funds to align budgets with the 2025 Salary Ordinance.

INTRODUCTION

Ordinance 2025-04 is presented to transfer appropriations from the General Fund, Human Resources Department, to various departments and funds, including the General Fund, Economic Development Local Income Tax (ED LIT) Fund, Motor Vehicle Highway (MVH) Fund, Parks & Recreation General Fund, Parking Meter Fund, Parking Facilities Fund, Alternative Transportation Fund, Sanitation Fund, and Fleet Maintenance Fund. This transfer is a planned budget adjustment required to align departmental salary budgets with the provisions of the 2025 Salary Ordinance adopted by the Bloomington Common Council.

BACKGROUND

In 2024, the Bloomington Common Council adopted the 2025 Salary Ordinance, which included a comprehensive update to the grades and classifications of various positions across city departments. These grade and classification changes resulted in adjustments to salary ranges, intended to support the City's compensation goals and ensure competitiveness in attracting and retaining talent.

At the time of budget preparation, the Human Resources Department provided an estimate of the cost impact of these salary adjustments. However, this estimate did not include detailed position-level updates reflecting actual salaries, individual tenure, associated FICA taxes, or PERF (Public Employees' Retirement Fund) contributions. The calculation of these items is critical, as FICA and PERF are percentage-based costs derived from the total salary compensation of each employee.

Following adoption of the 2025 Salary Ordinance, the City Controller's Office undertook a detailed review and analysis of all affected positions. This process involved meticulous reconciliation to ensure that each position's salary in the City's financial system accurately reflects both the adopted salary ordinance and the specific tenure of each employee. Additionally, the Controller's Office calculated and verified the corresponding FICA and PERF contributions for every position, ensuring full compliance with payroll tax and retirement contribution obligations.

PROPOSED APPROPRIATION TRANSFERS

This ordinance formally requests the transfer of budgeted appropriations from the Human Resources Department's budget in the General Fund to the appropriate departments and funds impacted by the salary adjustments. The proposed transfers will:



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

- Align salary budgets across all impacted departments with the provisions of the 2025 Salary Ordinance.
- Ensure all associated FICA and PERF contributions are adequately funded.
- Appropriately allocate budgeted resources to reflect actual expenditures.

Transfers will occur within the General Fund, reallocating funds from the Human Resources Department to various General Fund departments. Additionally, transfers will be made from the General Fund to the following funds to reflect salary adjustments:

- Economic Development LIT Fund
- Motor Vehicle Highway Fund
- Parks & Recreation General Fund
- Parking Meter Fund
- Parking Facilities Fund
- Alternative Transportation Fund
- Fleet Maintenance Fund
- Sanitation Fund

Each of these funds has sufficient cash balance to support the necessary salary adjustments. These transfers are strictly budgetary reallocations and do not require additional transfers of cash balances, except in the case of the Sanitation Fund.

SANITATION FUND INTERFUND TRANSFER

The Sanitation Fund currently lacks sufficient estimated cash balance to absorb the required salary adjustments. However, the Sanitation Fund has expended 18% of its salary budget, as of 3/24/2025. It has also used 49% of its overtime budget as of 3/24/2025. The Controller's Office wishes to monitor the fund balance of the Sanitation Fund before making a transfer to cover the additional salary expenses.

FISCAL STATEMENT

The total amount budgeted for 2025 salary adjustments was \$6,000,000. The total actual budget adjustments come to \$3,781,536. The amount of the budget remaining for salary adjustments in the General Fund is \$2,218,464.

The total amount of budget adjustments specific to the General Fund is \$2,535,712. In addition to these adjustments, salary budget adjustments totaling \$1,245,824 are being reallocated from the General Fund to other funds. This reallocation shifts previously budgeted spending out of the General Fund and into other funds. The net effect of this transfer is a decrease in General Fund spending and a corresponding increase in spending within the receiving funds. As a result, the estimated cash balance of the General Fund will increase, while the estimated cash balances of the other affected funds will decrease.

The following chart illustrates the total budget adjustments in the General Fund (\$2,535,712), and the total amount of spending that was budgeted in the General Fund as \$6,000,000, but is being spent in other funds (\$1,245,824). The original estimated cash balance of the general fund included



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

\$6,000,000. It now includes \$2,535,712 (budgeted to departments) and \$2,218,464 (budgeted in HR, remaining for salary adjustments). The salary budget being moved to other funds does not affect the General Fund and will result in an increase to the General Fund's estimated cash balance (\$35,125,624). The estimated cash balances of the other affected funds are listed in the chart.

The HR General Fund budget is included in this packet. The \$6,000,000 budgeted in Other Personnel Services is highlighted. The Public Notice is also included in the packet.



Budget Performance Report

Fiscal Year to Date 03/21/25

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 1101 - General										
REVENUE										
Department 12 - Human Resources										
Program 120000 - Main										
47080	Other Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	20,254.72
47110	Miscellaneous	.00	.00	.00	.00	.00	.00	.00	+++	(2,652.93)
Program 120000 - Main Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$17,601.79
Department 12 - Human Resources Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$17,601.79
REVENUE TOTALS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$17,601.79
EXPENSE										
Department 12 - Human Resources										
Program 120000 - Main										
51110	Salaries and Wages - Regular	.00	.00	.00	.00	.00	.00	.00	+++	15,646.58
51210	FICA	.00	.00	.00	53.91	.00	197.49	(197.49)	+++	2,214.42
51220	PERF	.00	.00	.00	.00	.00	.00	.00	+++	2,331.53
51240	Unemployment Compensation	.00	.00	.00	4,350.68	.00	11,799.68	(11,799.68)	+++	.00
51310	Other Personal Services	6,035,000.14	.00	6,035,000.14	732.00	.00	2,664.00	6,032,336.14	0	14,608.79
52110	Office Supplies	1,250.00	.00	1,250.00	72.78	.00	248.68	1,001.32	20	1,285.83
52420	Other Supplies	30,900.00	.00	30,900.00	280.08	124.00	747.08	30,028.92	3	356.16
53160	Instruction	58,600.00	.00	58,600.00	.00	.00	(661.80)	59,261.80	-1	36,827.40
53210	Telephone	1,200.00	.00	1,200.00	188.40	917.40	282.60	.00	100	776.07
53220	Postage	100.00	.00	100.00	.00	.00	.00	100.00	0	30.45
53230	Travel	50,000.00	.00	50,000.00	.00	.00	661.80	49,338.20	1	14,181.91
53310	Printing	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	.00
53320	Advertising	65,000.00	200.00	65,200.00	.00	.00	8,200.00	57,000.00	13	16,073.00
53640	Hardware and Software Maintenance	57,800.00	17,877.00	75,677.00	.00	2,038.63	15,838.37	57,800.00	24	159.98
53910	Dues and Subscriptions	4,737.00	.00	4,737.00	.00	305.00	1,050.00	3,382.00	29	11,465.00
53940	Temporary Contractual Employee	1,625.00	.00	1,625.00	.00	.00	.00	1,625.00	0	.00
53990	Other Services and Charges	694,000.00	34,843.80	728,843.80	1,564.92	9,232.91	43,822.81	675,788.08	7	75,012.16
Program 120000 - Main Totals		\$7,003,212.14	\$52,920.80	\$7,056,132.94	\$7,242.77	\$12,617.94	\$84,850.71	\$6,958,664.29	1%	\$190,969.28
Department 12 - Human Resources Totals		\$7,003,212.14	\$52,920.80	\$7,056,132.94	\$7,242.77	\$12,617.94	\$84,850.71	\$6,958,664.29	1%	\$190,969.28
EXPENSE TOTALS		\$7,003,212.14	\$52,920.80	\$7,056,132.94	\$7,242.77	\$12,617.94	\$84,850.71	\$6,958,664.29	1%	\$190,969.28
Fund 1101 - General Totals										
REVENUE TOTALS		.00	.00	.00	.00	.00	.00	.00	+++	17,601.79
EXPENSE TOTALS		7,003,212.14	52,920.80	7,056,132.94	7,242.77	12,617.94	84,850.71	6,958,664.29	1%	190,969.28
Fund 1101 - General Totals		(\$7,003,212.14)	(\$52,920.80)	(\$7,056,132.94)	(\$7,242.77)	(\$12,617.94)	(\$84,850.71)	(\$6,958,664.29)		(\$173,367.49)
Grand Totals										
REVENUE TOTALS		.00	.00	.00	.00	.00	.00	.00	+++	17,601.79
EXPENSE TOTALS		7,003,212.14	52,920.80	7,056,132.94	7,242.77	12,617.94	84,850.71	6,958,664.29	1%	190,969.28



Budget Performance Report

Fiscal Year to Date 03/21/25

Include Rollup Account and Rollup to Account

Grand Totals	(\$7,003,212.14)	(\$52,920.80)	(\$7,056,132.94)	(\$7,242.77)	(\$12,617.94)	(\$84,850.71)	(\$6,958,664.29)	(\$173,367.49)
--------------	------------------	---------------	------------------	--------------	---------------	---------------	------------------	----------------

1101 General Fund		Cash Balance	
Human Resources		General Fund	
Category 1 Balance	\$ 6,000,000	12/31/2025	\$ 33,879,800
Transfers	(3,781,536)	Transfers out	\$ 1,245,824
Category 1 Balance	\$ 2,218,464	Est. Fund Balance	\$ 35,125,623

1101 General Fund		Budget Balance	
Category 1		Original budget	6,000,000
Common Council	\$ 42,264	To other funds	(1,245,824)
Community & Family Resources	200,066	GF Depts	\$ (2,535,712)
Economic & Sustainable Dev.	173,719	Balance	2,218,464
Engineering	220,033		
Fire	103,635		
Housing & Neighborhood Dev.	305,594		
ITS	366,967		
Legal	56,835		
Planning	318,376		
Police	480,490		
Public Works - Admin	72,616		
Public Works - Animal Control	141,736		
Public Works Facilities	53,382		
Total	\$ 2,535,712		
		Cash Balance	
		General Fund	
		12/31/2025	\$ 33,879,800
			\$ 1,245,824
		Est. Fund Balance	35,125,624
2201 Motor Vehicle Highway Fund		12/31/2025	\$ 327,570
Category 1			\$ (146,219)
Public Works - Street	\$ 146,219	Est. Fund Balance	\$ 181,351
2204 Parks General Fund		12/31/2025	\$ 2,102,094
Category 1			\$ (564,183)
Parks	\$ 564,183	Est. Fund Balance	\$ 1,537,911
2207 Parking Meter Fund		12/31/2025	\$ 5,850,262
Category 1			\$ (26,370)
Public Works - Parking	\$ 26,370	Est. Fund Balance	\$ 5,823,892
2209 Economic Development LIT Fund			
Category 1			
Community & Family Resources	\$ 32,535		
Controller	169,325		
Fire	29,192		
Housing & Neighborhood Dev.	24,890		
Human Resources	107,201	12/31/2025	\$ 5,772,032
Police	7,200		\$ (370,343)
Total	\$ 370,343	Est. Fund Balance	\$ 5,401,688
2520 Parking Facilities Fund		12/31/2025	\$ 559,060
Category 1			\$ (38,833)
Public Works - Parking	\$ 38,833	Est. Fund Balance	\$ 520,227

2521 Alternative Transportation Fund		12/31/2025	\$	375,325
Category 1			\$	(10,327)
Public Works - Parking	\$ 10,327	Est. Fund Balance	\$	364,998
6604 Sanitation Fund		12/31/2025	\$	-
Category 1			\$	(39,766)
Public Works - Sanitation	\$ 39,766	Est. Fund Balance	\$	(39,766)
7702 Fleet Maintenance Fund		12/31/2025	\$	2,664,567
Category 1			\$	(49,783)
Public Works Fleet Maintenance	\$ 49,783	Est. Fund Balance	\$	2,614,784
Grand Total	\$ 3,781,536			

City of Bloomington, Indiana
Notice to Taxpayers of
Additional Appropriations

Notice is hereby given to the taxpayers of Bloomington, Monroe County, Indiana that the Bloomington Common Council will consider the following additional appropriations in excess of the budget for the current year during their meeting on April 16th, 2025 at 6:30 pm in the Council Chambers (Room #115) of City Hall, 401 N. Morton Street, Bloomington, Indiana and/or via Zoom.

Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriation as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action taken.

Join Zoom Meeting

<https://bloomington.zoom.us/j/86764245226?pwd=8wK8yfbKAdh6AlJZ3VKYcv7JxXlyye.1>

Meeting ID: 867 6424 5226

Passcode: 328594

Please check <https://bloomington.in.gov/council> for the most up-to-date information about how the public can access Council meetings and for meeting materials.

APPROPRIATIONS

1101 General Fund

Transfer from:

Human Resources Category 1 -2,535,712

Transfer to Category 1:

Common Council	42,264
Community & Family Resources	200,066
Economic & Sustainable Dev.	173,719
Engineering	220,033
Fire	103,635
Housing & Neighborhood Dev.	305,594
ITS	366,967
Legal	56,835
Planning	318,376
Police	480,490
Public Works - Admin	72,616
Public Works - Animal Control	141,736
Public Works Facilities	53,382

	Total	2,535,712
1101	General Fund	
	Transfer from Category 1	
	Human Resources	-1,245,824
2201	Motor Vehicle Highway Fund	
	Public Works – Street Category 1	146,219
2204	Parks General Fund	
	Parks Category 1	564,183
2207	Parking Meter Fund	
	Public Works – Parking Category 1	26,370
2209	Economic Development LIT Fund	
	Community & Family Resources	
	Category 1	32,535
	Controller Category 1	169,325
	Fire Category 1	29,192
	Housing & Neighborhood Dev.	
	Category 1	24,890
	Human Resources Category 1	107,201
	Police Category 1	7,200
	Total	370,343
2520	Parking Facilities Fund	
	Public Works – Parking Category 1	38,833
2521	Alternative Transportation Fund	
	Public Works – Parking Category 1	10,327
6604	Sanitation Fund	
	Public Works – Sanitation Category	
	1	39,766
7702	Fleet Maintenance Fund	
	Public Works Fleet Maintenance	
	Category 1	49,783
	Total	1,245,824

Today's Date: 3/24/2025

Publish Date: 4/4/2025

Jessica McClellan, City of Bloomington Controller

H-T: Please advertise one time on Friday, April 4th, 2025, and bill the City Controller's Office. Account # City -Controller City of Bloomington, Herald Times. Please mail the affidavit to the Controller's Office.

MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Lisa Lehner, Administrator/Attorney for Common Council

Date: March 28, 2025

Re: Appropriation Ordinance 2025-05 – To Amend and Transfer Appropriations in the Alternative Transportation Fund, Cumulative Capital Development Fund and Parks and Recreation General Fund for Expenditures Not Otherwise Appropriated

Synopsis

Appropriation Ordinance 2025-05 adjusts the 2025 City budget to de-appropriate funds originally included for capital expenses that are now funded through the 2024 GO Bond, reallocates Parks and Recreation expenditures covered by ARPA, and increases appropriations to the Council Sidewalk Committee and the Public Works Community Crossings Matching Grant. It also corrects the funding source for the Parks and Recreation Department's Zamboni rental.

Relevant Materials

- Appropriation Ordinance 2025-05
 - Staff Memo and Attachments from Jessica McClellan, Controller

Summary

Appropriation Ordinance 2025-05 transfers and de-appropriates funds within the Engineering, Council, Public Works, and Parks & Recreation budgets to align appropriations with current funding sources, actual expenditures, and priorities established since the adoption of the 2025 budget.

Council's Rights and Duties

As the City's fiscal officer, the Controller is responsible for managing the finances and accounts of the City of Bloomington and making investments of City money, subject to the ordinances of the Council. [IC 36-4-10-5\(b\)\(9\)](#).

As the City's legislative body, the Council may pass ordinances for the government of the City, for the control of the City's property and finances, and for the appropriation of money. [IC 36-4-6-18](#). This legislative power includes establishing funds and transferring monies between them. The Council also has the power to make further or additional appropriations by ordinance on the recommendation of the City Executive. [IC 36-4-7-8](#). An appropriation ordinance must specify, by items, the amount of each appropriation and the department for which it is made. [IC 36-4-7-9](#).

This legislation falls within the Council's statutory legislative powers. The Controller has recommended that the Council pass the appropriation ordinance in order to make this appropriation, as required by the IC 36-4-7-8. Appropriation Ordinance 2025-05 specifies the amount of each appropriation and "the department" for which it is made, in compliance with IC 36-4-7-9.

Publication of Notice of Public Hearing

The second reading of Appropriation Ordinance 2025-05 is scheduled on April 16, 2025 at 6:30pm. The April 16, 2025 meeting will constitute the public hearing of this proposed additional appropriation. The notice of such public hearing appears to comply with the requirements of IC 5-3-1-2(b).

Contact

Jessica McClellan, Controller, 812-349-3412, jessica.mcclellan@bloomington.in.gov

APPROPRIATION ORDINANCE 2025-05

TO AMEND AND TRANSFER APPROPRIATIONS IN THE ALTERNATIVE
 TRANSPORTATION FUND, CUMULATIVE CAPITAL DEVELOPMENT FUND AND
 PARK AND RECREATION GENERAL FUND FOR EXPENDITURES NOT OTHERWISE
 APPROPRIATED

- WHEREAS;
Section 36-4-7-8 of the Indiana Code allows the Common Council to make additional appropriations and transfer appropriations within the City’s budget; and
- WHEREAS;
Ordinance 2024-24 authorized the issuance of the City of Bloomington, Indiana General Obligation Bonds, Series 2024, in an amount not to exceed \$4,300,000, to fund various capital projects (the "2024 GO Bond"); and
- WHEREAS;
Following the passage of the 2025 budget, many capital items included in departmental budgets were later incorporated into the 2024 GO Bond; and
- WHEREAS;
As explained to Council at the time of the bond’s consideration, certain engineering expenses originally budgeted were anticipated to be reallocated if bond funding was secured, including but not limited to funds designated for the Council Sidewalk Committee and the Public Works Community Crossings Matching Grant local match; and
- WHEREAS;
The Engineering Department now desires to transfer and increase appropriations to support an increase in the Council’s Sidewalk Committee Budget and an increase in the Public Works Community Crossings Matching Grant local match
- WHEREAS;
the Parks and Recreation Department has identified de-appropriations from multiple sources, including but not limited to expenses that were originally budgeted and are now covered by the 2024 General Obligation Bond allowing for the removal of previously budgeted amounts, expenses that are eligible for ARPA Local Fiscal Recovery Funds and are therefore being reclassified to the ARPA Fund freeing up those budgeted funds, budgeted savings as detailed in the attached spreadsheet which the Parks & Recreation Department has determined will not be spent at this time, and the identification of additional Parks expenses that may be reprioritized and included in the 2025 budget thereby providing greater flexibility for future funding decisions;
- WHEREAS;
Notice of a public hearing on said appropriations has been duly given as required by law, and such hearing has been held, at which all taxpayers and interested persons had an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The following appropriations are hereby amended, transferred, or de-appropriated as outlined below, subject to applicable Indiana law:

- Alternative Transportation - Fund 2521
 - Decrease Engineering Category 4 budget: -\$190,000
 - Increase to Fund 2521 Council Category 4 budget: \$150,000
 - Increase to Fund 2521 Public Works Category 4 budget: \$40,000
- Cumulative Capital Development - Fund 4402
 - Decrease Engineering Category 4 budget: -\$450,000
 - Increase to Public Works Street Category 4 budget: \$450,000
- Parks General Fund – Fund 2240
 - De-appropriation of Parks Category 4 budget: -\$112,500.00
 - Transfer from Category 3 to Category 4 budget: : \$240,700

Alternative Transportation Fund 2521	\$ (190,000.00)
Engineering	
Category 4	

Alternative Transportation Fund 2521 Council Category 4	\$ 150,000.00
Alternative Transportation Fund 2521 Public Works - Street Category 4	\$ 40,000.00
Net Change to Fund Balance	\$ -

Cumulative Capital Development Fund 4402 Engineering Category 4	\$ (450,000.00)
Cumulative Capital Development Fund 4402 Public Works - Street Category 4	\$ 450,000.00
Net Change to Fund Balance	\$ -

Park & Recreation General Fund 2204 Parks Main Deappropriate Category 4	\$ (112,500.00)
Park & Recreation General Fund 2204 Parks Main Transfer Category 3 to Category 4	\$ 240,700.00
Net Change to Fund Balance	\$ 112,500.00

SECTION 2. Each of the Mayor and the Controller is hereby authorized to take all actions necessary to carry out the intent of this ordinance, including filing any necessary reports with the Indiana Department of Local Government Finance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of April, 2025, by the City of Bloomington Common Council.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

SIGNED AND APPROVED by me this _____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

Appropriation Ordinance 2025-05 adjusts the 2025 City budget to de-appropriate funds originally included for capital expenses that are now funded through the 2024 GO Bond, reallocates Parks and Recreation expenditures covered by ARPA, and increases appropriations to the Council Sidewalk Committee and the Public Works Community Crossings Matching Grant. It also corrects the funding source for the Parks and Recreation Department's Zamboni rental.



MEMO FROM CONTROLLER MCCLELLAN:

To: Members of the Common Council

From: Jessica McClellan, Controller

Date: 3/24/2025

Re: Ordinance 2025-05 – To amend and transfer appropriations in the Alternative Transportation Fund, Cumulative Capital Development Fund and Park & Recreation General Fund for expenditures not otherwise appropriated

INTRODUCTION

This ordinance transfers and de-appropriates funds within the Engineering, Council, Public Works, and Parks & Recreation budgets to align appropriations with current funding sources, actual expenditures, and priorities established since the adoption of the 2025 budget.

In late 2024, the Common Council approved Ordinance 2024-24 authorizing the issuance of the City's General Obligation Bonds (Series 2024) to fund various capital projects. Many of the projects included in the 2024 GO Bond had originally been appropriated in departmental budgets as part of the 2025 budget process. At that time, the Council was advised that if the bonds were approved, certain budgeted expenses—particularly within Engineering—would be reallocated or removed to avoid duplication of funding.

Accordingly, this ordinance de-appropriates specific Engineering expenses now covered by the GO Bond and reallocates those funds to increase the Council Sidewalk Committee budget and increase the Public Works' match for the Indiana Community Crossings Matching Grant.

The Parks & Recreation Department has also identified several sources of de-appropriation. These include expenses initially budgeted in 2025 but later covered by the GO Bond, and expenses eligible to be paid from the ARPA Local Fiscal Recovery Fund. Parks plans to appropriate the majority of these savings into high-priority maintenance, safety, and operations projects, several of which were cut from the original 2025 budget, while still realizing a net savings of more than \$100,000.

Parks & Recreation will have a representative at the council meeting to help explain the Parks' chart, the projects, and the strategy for the funding allocations. The Parks Department is requesting that approximately 27% of their expenses that were included in the bond be reallocated to emerging needs. The Parks Department is also realizing savings in their budget due to moving expenses to the ARPA fund. Our request is to allocate all of the ARPA savings to existing needs. A Category Transfer from Category 3 to Category 4 will allow the Parks Department to spend the savings on the items listed in their chart.

This ordinance ensures that budget appropriations accurately reflect project funding sources and departmental needs while supporting transparency and compliance with applicable Indiana statutes.



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

FISCAL STATEMENT

The estimated fund balance of the Alternative Transportation Fund (2521) at the end of 2025 is \$375,325. The transfer of budgeted appropriations totaling \$190,000 from Engineering to Council and Public Works-Street has a net zero effect on the fund cash balance.

The estimated fund balance of the Cumulative Capital Development Fund (4402) at the end of 2025 is \$367,079. The transfer of budgeted appropriations totaling \$450,000 from Engineering to Public Works-Street has a net zero effect on the fund cash balance.

The estimated fund balance of the Park & Recreation General Fund (2204) at the end of 2025 is \$2,165,902. The deappropriation of \$112,500.00 and the category transfers totaling \$240,700 within the Fund increases the estimated ending cash balance of the fund to \$2,102,487.

A transfer between categories or between departments within a fund does not create new expenditures but rather reallocates existing, unneeded balances within the fund. Appropriation Ordinance 2025-05 and the accompanying public notice include this chart that summarizes the transfers in the fund. This packet contains two charts with more detailed information about the transfer, including a summary of the project need and a reason why the change is being made.

Alternative Transportation Engineering Category 4	\$ (190,000.00)
Alternative Transportation Council Category 4	\$ 150,000.00
Alternative Transportation Public Works - Street Category 4	\$ 40,000.00
Net Change to Fund Balance	\$ -
Cumulative Capital Development Engineering Category 4	\$ (450,000.00)
Cumulative Capital Development Public Works - Street Category 4	\$ 450,000.00
Net Change to Fund Balance	\$ -
Park & Recreation General Parks Main Deappropriate Category 4	\$ (112,500.00)



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

Park & Recreation General Parks Main Transfer Category 3 to Category 4	\$ 240,700.00
Net Change to Fund Balance	\$ 112,500.00

Parks transfers and de-appropriations

Fund - General Ledger Account	Fund	Category Transfer	Deappropriate	Purpose	Reason for change
2204-18-187500-54420	2204 Park & Recreation		(\$48,500.00)	Vehicle replacement for 815	Moved to Capital Bond
2204-18-186500-54420	2204 Park & Recreation		(\$10,000.00)	Sound system upgrade	Moved to Capital Bond
2204-18-189000-54440	2204 Park & Recreation		(\$70,000.00)	3/4 truck to replace 811	Moved to Capital Bond
2204-18-189000-54310	2204 Park & Recreation		(\$25,000.00)	Contractual roofing for Woodlawn Shelter	Moved to Capital Bond
2204-18-189000-54510	2204 Park & Recreation	\$24,000.00		Safety and maintenance improvements to the Winslow-High-Rogers Roundabout as part of Engineering project	Safety and maintenance
2204-18-189500-53990	2204 Park & Recreation	\$17,000.00		Invasive Plant Surveying at Switchyard Park	Cut from 2025 budget
		\$41,000.00	(\$153,500.00)		
	Net Deappropriation		(\$112,500.00)		
Fund - General Ledger Account	Fund	Reallocate Savings	Savings	Purpose	Reason for change
2204-18-189006-53990	2204 Park & Recreation		(\$229,900.00)	MSI Security - Switchyard	Being covered by ARPA funds
2204-18-189000-53990	2204 Park & Recreation		(\$160,000.00)	MSI Security - B-Line and Parks	Being covered by ARPA funds
2204-18-189000-53110	2204 Park & Recreation	\$7,200.00		Engineering inspection of new Rail Trail spur bridge	
2204-18-182500-53730	2204 Park & Recreation	\$30,000.00		Zamboni Rental for Frank Southern Center	Shift from non-reverting.
2204-18-181000-53990	2204 Park & Recreation	\$60,000.00		Additional Funds for Parks 2026-2030 Master Plan	More than budgeted; adds pool facilities assessment
2204-18-189000-53990	2204 Park & Recreation	\$35,000.00		Asphalt repair for B-Line Trail and Miller-Showers Park (mitigate tree root issues)	
2204-18-186500-54420	2204 Park & Recreation	\$10,000.00		New Screen for Movies in the Park	Cut from 2025 Budget
2204-18-189000-54310	2204 Park & Recreation	\$100,000.00		Reconstruct Rail Trail Crossing of S. Rogers St. for pedestrian and cyclist safety improvements	Safety priority to complete this project; in design now.
2204-18-187002-54310	2204 Park & Recreation	\$20,000.00		Sports Facility Repairs - fencing and concrete	
2204-18-189000-54310	2204 Park & Recreation	\$45,000.00		Replace rubberized surfacing of the Bryan Park 2-5 year-old playground (safety improvement)	Safety issue.
2204-18-187002-54310	2204 Park & Recreation	\$82,700.00		Repair RCA Basketball court asphalt (overlay) and cracks in Winslow Sports Park tennis courts.	Loading funds into budget; will be matched by donor funds.
	Reallocated Savings Total	\$389,900.00	(\$389,900.00)		
	Grand Total	\$430,900.00	(\$543,400.00)		

Engineering Transfers

Fund	Increase Budget	Decrease Budget	Purpose	Reason for change
2521 Alternative Transportation		(\$50,000.00)	Community Traffic Calming	Moved to Capital Bond
2521 Alternative Transportation		(\$140,000.00)	Crosswalk Safety Ph 2 HSIP Local Match	Moved to Capital Bond
4402 Cumulative Capital Development Fund		(\$250,000.00)	Downtown Curb Ramps	Moved to Capital Bond
4402 Cumulative Capital Development Fund		(\$200,000.00)	Traffic Signal Modernization	Moved to Capital Bond
2521 Alternative Transportation	\$150,000.00		Council Sidewalk Committee	
2521 Alternative Transportation	\$40,000.00		Community Crossing Grant Matching Funds	
4402 Cumulative Capital Development Fund	\$450,000.00		Community Crossing Grant Matching Funds	
	\$640,000.00	(\$640,000.00)		

City of Bloomington, Indiana
Notice to Taxpayers of
Additional Appropriations

Notice is hereby given to the taxpayers of Bloomington, Monroe County, Indiana that the Bloomington Common Council will consider the following additional appropriations in excess of the budget for the current year during their meeting on April 16th, 2025 at 6:30 pm in the Council Chambers (Room #115) of City Hall, 401 N. Morton Street, Bloomington, Indiana and/or via Zoom.

Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriation as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action taken.

Join Zoom Meeting

<https://bloomington.zoom.us/j/86764245226?pwd=8wK8yfbKAdh6AlJZ3VKYcv7JxXlyye.1>

Meeting ID: 867 6424 5226

Passcode: 328594

Please check <https://bloomington.in.gov/council> for the most up-to-date information about how the public can access Council meetings and for meeting materials.

APPROPRIATIONS

2521 Alternative Transportation Fund

Transfer from:

Engineering Category 4	(190,000.00)
------------------------	--------------

Transfer to:

Council Category 4	150,000.00
--------------------	------------

Public Works – Street Category 4	40,000.00
----------------------------------	-----------

4402 Cumulative Capital Development

Transfer from:

Engineering Category 4	(450,000.00)
------------------------	--------------

Transfer to:

Public Works – Street Category 4	450,000.00
----------------------------------	------------

2204 Park & Recreation General

Transfer from:

Parks Category 3	(240,700.00)
------------------	--------------

Transfer to:

Parks Category 4	240,700.00
------------------	------------

DE-APPROPRIATIONS

2204 Park & Recreation General
Parks Main De-appropriate Category 4 (112,500.00)

Today's Date: 3/24/2025
Publish Date: 4/4/2025

Jessica McClellan, City of Bloomington Controller

H-T: Please advertise one time on Friday, April 4th, 2025, and bill the City Controller's Office. Account # City -Controller
City of Bloomington, Herald Times. Please mail the affidavit to the Controller's Office.